

<div>1</div> <div>1 PUBLIC HEARING</div> <div>2</div> <div>3</div> <div>4 PLAN COMMISSION SPECIAL MEETING</div> <div>5 VILLAGE OF BARRINGTON</div> <div>6 (PC 05-07 Hamilton Court (Planned Development))</div> <div>7</div> <div>8 * * *</div> <div>9</div> <div>10</div> <div>11 Barrington Public Safety Building</div> <div>12 400 North Northwest Highway</div> <div>13 Barrington, Illinois</div> <div>14</div> <div>15 * * *</div> <div>16</div> <div>17 Tuesday, March 21, 2006</div> <div>18 7:00 p.m.</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div> <div>23</div> <div>24</div> <div>LAKE-COOK REPORTING</div> <div>(847) 415-2553</div>	<div>3</div> <div>1 INDEX</div> <div>2 PETITIONER PAGE</div> <div>3 David Lynam 7</div> <div>4 Aziz Siddiqui 9</div> <div>5 STAFF</div> <div>6 Paul Evans 16</div> <div>7 Dennis Burmeister 19</div> <div>8 THE GARLANDS</div> <div>9 Thomas Hayward 53</div> <div>10 Ed Gansz 55</div> <div>11 Don Matthews</div> <div>12 Daniel Godzicki 89</div> <div>13 Mark De La Vergne 92</div> <div>14 MEMBERS OF THE PUBLIC</div> <div>15 Dave Burdette 75</div> <div>16 Amy Shropshire 79</div> <div>17 Clint Marlow 81</div> <div>18</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div> <div>23</div> <div>24</div> <div>LAKE-COOK REPORTING</div> <div>(847) 415-2553</div>
<div>2</div> <div>1 PUBLIC HEARING</div> <div>2</div> <div>3 Tuesday, March 21, 2006</div> <div>4 7:00 o'clock p.m.</div> <div>5</div> <div>6 RE: Hamilton Court Planned Development</div> <div>7</div> <div>8 PLAN COMMISSION</div> <div>9 VILLAGE OF BARRINGTON</div> <div>10</div> <div>11 * * *</div> <div>12</div> <div>13 Held on Tuesday, March 21, 2006,</div> <div>14 commencing at the hour of approximately 7:00</div> <div>15 p.m., at the Barrington Public Safety Building,</div> <div>16 400 North Northwest Highway Street, Barrington,</div> <div>17 Illinois.</div> <div>18</div> <div>19 PLAN COMMISSIONERS PRESENT:</div> <div>20 Anna Bush, Chairperson</div> <div>21 Harry Burroughs, Commissioner</div> <div>22 Richard Ehrle, Commissioner</div> <div>23 Dan Hogan, Commissioner</div> <div>24 Ed McCauley, Commissioner</div> <div>Ruth Schlossberg, Vice Chairperson</div> <div>ALSO PRESENT:</div> <div>Paul Evans, Assistant Director of Planning</div> <div>Dennis Burmeister, ADPW</div> <div>LAKE-COOK REPORTING</div> <div>(847) 415-2553</div>	<div>4</div> <div>1 CHAIRPERSON BUSH: We will call the Plan</div> <div>2 Commission of the Village of Barrington to</div> <div>3 order. I don't have a gavel tonight. Can we</div> <div>4 have attendance, please.</div> <div>07:05PM 5 MR. EVANS: Commissioner Burroughs?</div> <div>6 COMMISSIONER BURROUGHS: Yes.</div> <div>7 MR. EVANS: Commissioner Ehrle?</div> <div>8 COMMISSIONER EHRLE: Here.</div> <div>9 MR. EVANS: Commissioner McCauley?</div> <div>07:05PM 10 (No response.)</div> <div>11 MR. EVANS: Absent.</div> <div>12 Commissioner Patsey?</div> <div>13 (No response.)</div> <div>14 MR. EVANS: Absent.</div> <div>07:05PM 15 Commissioner Hogan?</div> <div>16 COMMISSIONER HOGAN: Here.</div> <div>17 MR. EVANS: Commissioner Schlossberg?</div> <div>18 COMMISSIONER SCHLOSSBERG: Here.</div> <div>19 MR. EVANS: And Chairperson Bush?</div> <div>07:06PM 20 CHAIRPERSON BUSH: Here.</div> <div>21 Tonight before us is PC 05-07,</div> <div>22 Hamilton Court, a planned development. And I</div> <div>23 would like to ask who is here on behalf of the</div> <div>24 petitioner tonight, if you would raise your</div> <div>LAKE-COOK REPORTING</div> <div>(847) 415-2553</div>

<p style="text-align: center;">5</p> <p>1 hand -- okay.</p> <p>2 And are there any residents or</p> <p>3 other members of the public in the audience who</p> <p>4 are going to want to address us tonight, if you</p> <p>07:06PM 5 just put your hand up, I want to see -- okay.</p> <p>6 If I could ask all of you to stand</p> <p>7 and raise your right hand; even if you are not</p> <p>8 sure but you think you might talk, raise your</p> <p>9 right hand. We don't want to swear people more</p> <p>07:06PM 10 than once.</p> <p>11 (So sworn).</p> <p>12 CHAIRPERSON BUSH: Thank you very much.</p> <p>13 Usually our meetings are broadcast,</p> <p>14 and tonight we are not broadcasting; the reason</p> <p>07:06PM 15 being we had to change our location because the</p> <p>16 Village Hall is a polling place, so at 7:00</p> <p>17 o'clock the doors are sealed so the votes can be</p> <p>18 counted. We are in this facility tonight and we</p> <p>19 don't have a podium, we don't have a sound</p> <p>07:07PM 20 system. Can everyone hear me okay? No one has</p> <p>21 ever said they couldn't hear me. It shouldn't</p> <p>22 be an issue. I'm glad for that.</p> <p>23 I see Commissioner McCauley --</p> <p>24 COMMISSIONER MCCAULEY: Of course I went</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>	<p style="text-align: center;">7</p> <p>1 and then of course we will hear from the</p> <p>2 residents. We hope we will be able to conclude</p> <p>3 the hearing tonight, unless we are short</p> <p>4 information or some of the Commissioners feel</p> <p>07:08PM 5 they need additional information; we hope we can</p> <p>6 complete everything tonight. Why don't you do</p> <p>7 whatever you do.</p> <p>8 Do you have your green card?</p> <p>9 MR. DAVID LYNAM: We will. It</p> <p>07:08PM 10 completely slipped. I did not do that.</p> <p>11 CHAIRPERSON BUSH: Typically we don't</p> <p>12 proceed with the hearing without the green card.</p> <p>13 It is a fatal flaw in the process.</p> <p>14 MR. RICHARD LYNAM: I can go get it.</p> <p>07:08PM 15 It's five minutes away.</p> <p>16 CHAIRPERSON BUSH: If you could do that,</p> <p>17 we will receive them into evidence as soon as</p> <p>18 you get it back, that would be great. We</p> <p>19 appreciate that.</p> <p>07:09PM 20 MR. DAVID LYNAM: So we will proceed</p> <p>21 subject to the arrival of the green card, thank</p> <p>22 you.</p> <p>23 Members of the Plan Commission,</p> <p>24 David Lynam. I'm counsel for Hamilton Homes,</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>
<p style="text-align: center;">6</p> <p>1 to the Village Hall.</p> <p>2 (Whereupon Commissioner McCauley</p> <p>3 is now present.)</p> <p>4 CHAIRPERSON BUSH: Nice to know you</p> <p>07:07PM 5 follow directions well.</p> <p>6 COMMISSIONER MCCAULEY: Yes.</p> <p>7 CHAIRPERSON BUSH: Can I ask you to</p> <p>8 address us on behalf of the petitioner here. We</p> <p>9 do have a court reporter present tonight. Are</p> <p>07:07PM 10 you going to present?</p> <p>11 MR. DAVID LYNAM: I'm going to present.</p> <p>12 David Lynam, I'm counsel for Hamilton Homes, the</p> <p>13 developer.</p> <p>14 CHAIRPERSON BUSH: Do you want to give</p> <p>07:07PM 15 us your address for the record.</p> <p>16 MR. DAVID LYNAM: For the record my</p> <p>17 office address is 1250 South Grove, Suite 200,</p> <p>18 Barrington, Illinois.</p> <p>19 CHAIRPERSON BUSH: The way our meeting</p> <p>07:07PM 20 is going to work tonight, the petitioner's</p> <p>21 presentation first and of course we'll be able</p> <p>22 to ask questions of the petitioner as well. We</p> <p>23 will have the Village's response and your</p> <p>24 rebuttal to that. And we will have questions,</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>	<p style="text-align: center;">8</p> <p>1 the petitioner in the petition for approval</p> <p>2 under the subdivision regulations of the Village</p> <p>3 of Barrington.</p> <p>4 The project submitted before your</p> <p>07:09PM 5 Commission this evening is called Hamilton</p> <p>6 Court, and it is a subdivision of three</p> <p>7 properties at 628, 634, and 700 East Main in the</p> <p>8 Village.</p> <p>9 The proposed subdivision is in the</p> <p>07:09PM 10 R-5 single-family residential district with</p> <p>11 lots, the proposed subdivision has lots of a</p> <p>12 minimum width of 75 feet, minimum lot area of</p> <p>13 10,000 square feet, maximum lot coverage of</p> <p>14 35 percent as depicted on our plans.</p> <p>07:09PM 15 With me tonight to present the</p> <p>16 details of our petition, Mr. Siddiqui, vice</p> <p>17 president of Hamilton Homes; Richard Lynam, who</p> <p>18 just left to retrieve the green cards;</p> <p>19 Mr. Daniel Godzicki, land planner and landscape</p> <p>07:10PM 20 planner, and Mark De La Vergne of Land</p> <p>21 Strategies, they have the transportation study.</p> <p>22 And I would like to turn over the</p> <p>23 presentation to Mr. Siddiqui.</p> <p>24 CHAIRPERSON BUSH: Give us your name and</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>

<p style="text-align: center;">9</p> <p>1 address, please.</p> <p>2 MR. SIDDIQUI: Aziz Siddiqui, Hamilton</p> <p>3 Homes, vice president of Hamilton Homes,</p> <p>4 A-z-i-z, S-i-d-i-q-u-i. And the address is</p> <p>07:10PM 5 800 Hart Road, Suite 109, Barrington, Illinois</p> <p>6 60010.</p> <p>7 Good evening, everybody. I am Aziz</p> <p>8 Siddiqui. As David indicated, this parcel is</p> <p>9 approximately 4.2 acres. And we started this</p> <p>07:11PM 10 process approximately seven to eight months ago</p> <p>11 with the Village and we conducted a town hall</p> <p>12 meeting at that time, predevelopment meeting</p> <p>13 with the homeowners. We proceeded with the same</p> <p>14 notifying all the homeowners. And we had a</p> <p>07:11PM 15 group meeting at that time in the Village Hall</p> <p>16 and initially we proposed approximately 12</p> <p>17 houses with the detention to be built on the</p> <p>18 parcel and the Village viewed it, we submitted</p> <p>19 our proposal to the Village with all the</p> <p>07:11PM 20 required documents from traffic to wetland</p> <p>21 delineation proposed and the tree preservation</p> <p>22 plan, a tree survey, and IDNR reports and</p> <p>23 various different reports that we were required</p> <p>24 to do; and we went with it and we submitted it</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>	<p style="text-align: center;">11</p> <p>1 not what we are looking for. And at the same</p> <p>2 time we said that Garlands indicated to us that</p> <p>3 this side, this portion of the side,</p> <p>4 approximately six feet if you could, five and a</p> <p>07:13PM 5 half or six feet, we went back, we discussed</p> <p>6 with our engineer to see what we can do to</p> <p>7 accommodate some of their concerns that they</p> <p>8 have, and we managed to lower that portion of</p> <p>9 the subdivision about two-and-a-half feet. We</p> <p>07:13PM 10 are still short about a couple of feet from what</p> <p>11 they are looking for, so the project is somewhat</p> <p>12 compatible to their development. And we respect</p> <p>13 that and would like to see what we can do on</p> <p>14 that end.</p> <p>07:14PM 15 The stormwater system on this side</p> <p>16 has been designed to contain all the water</p> <p>17 within our subdivision, within this subdivision,</p> <p>18 keeping in mind the Lake County Stormwater</p> <p>19 Management Ordinance and as well as the Village</p> <p>07:14PM 20 of Barrington. And we have submitted to the</p> <p>21 village engineer and they have reviewed it and</p> <p>22 expressed their satisfaction. I'm sure we can</p> <p>23 see that on the staff report too.</p> <p>24 In terms of the tree preservation</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>
<p style="text-align: center;">10</p> <p>1 to the Village.</p> <p>2 And upon the review of the first</p> <p>3 technical review from the Village the staff came</p> <p>4 back and recommended that, Mr. Aziz, of Hamilton</p> <p>07:12PM 5 Homes, we don't like the 12 lots, we prefer</p> <p>6 eleven lots because it does not satisfy the</p> <p>7 requirements of the detention that is really</p> <p>8 required for the stormwater, Lake County</p> <p>9 Stormwater Management regulations and as well as</p> <p>07:12PM 10 the requirements of the Village of Barrington</p> <p>11 and we went back, we looked at it, we thought we</p> <p>12 had enough capacity but later on we found out</p> <p>13 that the Village did not like the shape of the</p> <p>14 basin. So we said, fine, we will go back and</p> <p>07:12PM 15 redesign it with a different shape and by doing</p> <p>16 so we lost one lot.</p> <p>17 And simultaneously we were trying</p> <p>18 to keep the Garlands, our neighbors, as to what</p> <p>19 was happening on the subdivision; and one of the</p> <p>07:13PM 20 recommendations that we got from the Garlands at</p> <p>21 that time was the shape of the street, as well</p> <p>22 as the Planning Commission, Paul Evans from the</p> <p>23 planning department stated that, we would like a</p> <p>24 certain shape of the street, what you have is</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>	<p style="text-align: center;">12</p> <p>1 there are a lot of trees on the site. There are</p> <p>2 some good ones; some bad ones, and a bunch of</p> <p>3 them that are going to be lost unfortunately</p> <p>4 because of our development here.</p> <p>07:14PM 5 We have proposed a tree</p> <p>6 preservation plan to the Village and their</p> <p>7 architect looked at it and expressed their</p> <p>8 satisfaction after the second technical review</p> <p>9 that we had with them.</p> <p>07:14PM 10 There are still some issues on</p> <p>11 landscaping that we found out a few days ago,</p> <p>12 when I received a letter, the copy which was</p> <p>13 attached in the file from the Garlands, that the</p> <p>14 plant material that we have planted on this side</p> <p>07:15PM 15 of the northerly portion of the subdivision is</p> <p>16 not meeting their needs, so to speak, so we have</p> <p>17 expressed -- and I met with Abigail this</p> <p>18 morning. They said that if they could look at</p> <p>19 it and in terms of any suggestions that they may</p> <p>07:15PM 20 have for us to enhance or to replace what we</p> <p>21 have already proposed in lieu of what is out</p> <p>22 there, so they will be looking into it. I'm</p> <p>23 sure they will be talking about it as we go</p> <p>24 forward.</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>

<div>13</div> <div> <p>1 In terms of the utility</p> <p>2 installation on this site for the storm and the</p> <p>3 sanitary, we would be required to encroach into</p> <p>4 the property of the Garlands to tie into the</p> <p>07:16PM 5 storm sewer, which is our overflow route; and</p> <p>6 instead of runoff the engineer recommended us to</p> <p>7 have it connected to a pipe and we, with their</p> <p>8 cooperation, we managed to talk to them and</p> <p>9 explain our situation and what the Village would</p> <p>07:16PM 10 like to see, and there was some suggestions made</p> <p>11 initially, we wanted to come here, the</p> <p>12 engineers, Gewalt Hamilton recommended us to</p> <p>13 connect to a particular location which we</p> <p>14 changed it.</p> <p>07:16PM 15 And in one of the plan's initial</p> <p>16 submittal the sanitary that was supposed to be</p> <p>17 connected along the easement, Garlands again</p> <p>18 recommended, the Village recommended was getting</p> <p>19 too close to Lot Number 6 of this subdivision,</p> <p>07:16PM 20 so we pushed it further north and with their</p> <p>21 permission to see if we can encroach, and</p> <p>22 hopefully grant an easement on that and be able</p> <p>23 to connect the sewer system.</p> <p>24 We have no street lights on the</p> <p>LAKE-COOK REPORTING</p> <p>(847) 415-2553</p> </div>	<div>15</div> <div> <p>1 to eight and a quarter in terms of houses.</p> <p>2 We have right now a plan with six</p> <p>3 elevations with three different floor plans on</p> <p>4 these houses, and as we make progress we will be</p> <p>07:18PM 5 submitting complete architectural plans for the</p> <p>6 Village to review so that we follow whatever is</p> <p>7 required for us to do so.</p> <p>8 With that, I would like to thank</p> <p>9 you, all of you for coming here today. And I'm</p> <p>07:18PM 10 sure Garland and some of the people have some</p> <p>11 questions. But then I'll take the questions, if</p> <p>12 Paul has any questions, we will go over that, I</p> <p>13 guess, thanks.</p> <p>14 CHAIRPERSON BUSH: Okay. Next</p> <p>07:18PM 15 presenter is Paul. Is that it?</p> <p>16 MR. SIDDIQUI: That's it for now.</p> <p>17 CHAIRPERSON BUSH: Anybody have any</p> <p>18 questions of the petitioner?</p> <p>19 We are -- Commissioners, I'm going</p> <p>07:19PM 20 to get to the public in a little bit so you got</p> <p>21 to hold your questions. I'm sorry, do you have</p> <p>22 any questions?</p> <p>23 COMMISSIONER EHRLE: I will wait.</p> <p>24 CHAIRPERSON BUSH: You are going to</p> <p>LAKE-COOK REPORTING</p> <p>(847) 415-2553</p> </div>
<div>14</div> <div> <p>1 subdivision as the Village is recommending us to</p> <p>2 go with the individual coach lights on these</p> <p>3 houses. There were some questions about, raised</p> <p>4 about street lights, what type and location wise</p> <p>07:17PM 5 and recently in a letter that I received from</p> <p>6 Dennis, he has recommended coach lights on the</p> <p>7 project.</p> <p>8 These are some of the concepts</p> <p>9 elevations of these homes that we are planning</p> <p>07:17PM 10 to build. We intend to build all the homes</p> <p>11 here; but if there are some interested buyers,</p> <p>12 we may end up selling a few lots as we are</p> <p>13 building as we are in the process of building</p> <p>14 it. So we will build six or seven houses; if</p> <p>07:17PM 15 there are some buyers that would like to come</p> <p>16 in and join us and custom build with us, we may</p> <p>17 be selling like four or five lots as we go</p> <p>18 along.</p> <p>19 And here is a very preliminary</p> <p>07:18PM 20 concept plans that we intend to build here and</p> <p>21 these homes are approximately 3,000 to 36,</p> <p>22 3700 square feet homes, and we intend to market</p> <p>23 them on the low to mid 700's as the starting</p> <p>24 price, as we are looking at, and they could go</p> <p>LAKE-COOK REPORTING</p> <p>(847) 415-2553</p> </div>	<div>16</div> <div> <p>1 wait.</p> <p>2 Paul, do you want to be first or</p> <p>3 Dennis?</p> <p>4 MR. EVANS: I was going to start and</p> <p>07:19PM 5 have Dennis --</p> <p>6 The petitioner, Hamilton Homes, is</p> <p>7 proposing to develop, this is a 4.2 acre parcel</p> <p>8 with 11 single-family residential lots. The</p> <p>9 site currently contains three single-family</p> <p>07:19PM 10 residences and accessory buildings which will</p> <p>11 all be razed for this process.</p> <p>12 The proposed subdivision is -- the</p> <p>13 only access is from East Main Street to each of</p> <p>14 the lots. This is in an R-5 district and each</p> <p>07:20PM 15 of the lots is 10,000 square feet. It also</p> <p>16 meets the proposed subdivision requirements for</p> <p>17 lot size, which is 10,000, and the lot width of</p> <p>18 75 feet. Obviously it is compatible with the</p> <p>19 zoning in the comprehensive plan as far as the</p> <p>07:20PM 20 uses on the site.</p> <p>21 The Village in looking at this</p> <p>22 subdivision has really drawn a pretty high line</p> <p>23 regarding the subdivision saying that the only</p> <p>24 way that the Village would look at this</p> <p>LAKE-COOK REPORTING</p> <p>(847) 415-2553</p> </div>

<div>17</div> <div> <div>1</div> <div>subdivision is with no exceptions and so we have</div> <div>2</div> <div>asked that the petitioner bring in a plan that</div> <div>3</div> <div>requires no exceptions on the site. And he has</div> <div>4</div> <div>basically brought forth that plan today that</div> <div>07:20PM 5</div> <div>meets the requirements of the Village and with</div> <div>6</div> <div>that staff is recommending approval of this</div> <div>7</div> <div>plan.</div> <div>8</div> <div>Some of the conditions, obviously</div> <div>9</div> <div>that they are required to pay the impact fees on</div> <div>07:21PM 10</div> <div>the site, that they also have -- well they have</div> <div>11</div> <div>homeowner's covenants and restrictions that will</div> <div>12</div> <div>need to be reviewed by our legal counsel, we'll</div> <div>13</div> <div>probably put a monotony code that staff would</div> <div>14</div> <div>recommend they do, so they aren't presenting any</div> <div>07:21PM 15</div> <div>homes for review -- so they are going to come in</div> <div>16</div> <div>individually in the building process, the</div> <div>17</div> <div>building permit process, and at that time the</div> <div>18</div> <div>Village would have to put in our ordinance, we</div> <div>19</div> <div>will write about the monotony code so all the</div> <div>07:21PM 20</div> <div>homes don't look alike.</div> <div>21</div> <div>In addition to that we are also</div> <div>22</div> <div>asking that the petitioner pay \$43,700 in lieu</div> <div>23</div> <div>of the required number of trees on the number of</div> <div>24</div> <div>trees they have taken down that were considered</div> <div>LAKE-COOK REPORTING</div> <div>(847) 415-2553</div> </div>	<div>19</div> <div> <div>1</div> <div>there or can I speak from here?</div> <div>2</div> <div>CHAIRPERSON BUSH: You can speak</div> <div>3</div> <div>from (indicating). We do have a reporter. Can</div> <div>4</div> <div>everyone hear?</div> <div>07:23PM 5</div> <div>MR. BURMEISTER: In the staff report you</div> <div>6</div> <div>will see that public works did have one concern</div> <div>7</div> <div>on this site, and that is some of the grading on</div> <div>8</div> <div>the site. We'd like to see the grading perhaps</div> <div>9</div> <div>improved, if possible. We would like to at</div> <div>07:23PM 10</div> <div>least look at that and is that a revised --</div> <div>11</div> <div>MR. SIDDIQUI: Yes.</div> <div>12</div> <div>MR. BURMEISTER: That's a revised?</div> <div>13</div> <div>MR. SIDDIQUI: Revised not after the</div> <div>14</div> <div>letter but prior to the letter. But I'm</div> <div>07:23PM 15</div> <div>highlighting so people have an idea what area</div> <div>16</div> <div>you are talking about.</div> <div>17</div> <div>Basically this is the area that</div> <div>18</div> <div>some of the grading we have in terms -- this is</div> <div>19</div> <div>what is in the plan on the --</div> <div>07:24PM 20</div> <div>MR. EVANS: This is in the packet.</div> <div>21</div> <div>MR. SIDDIQUI: I'm highlighting the</div> <div>22</div> <div>location.</div> <div>23</div> <div>MR. BURMEISTER: So public works has a</div> <div>24</div> <div>little concern on the grading. And we know that</div> <div>LAKE-COOK REPORTING</div> <div>(847) 415-2553</div> </div>
<div>18</div> <div> <div>1</div> <div>to be significant. They have obviously</div> <div>2</div> <div>replanted a number of trees on the perimeter of</div> <div>3</div> <div>the property, but because they physically</div> <div>4</div> <div>couldn't fit in more trees, they are now</div> <div>07:22PM 5</div> <div>donating 43,700 that would be used for parkway</div> <div>6</div> <div>planting throughout the Village.</div> <div>7</div> <div>CHAIRPERSON BUSH: And the caliper of</div> <div>8</div> <div>the trees?</div> <div>9</div> <div>MR. EVANS: Four inches I believe is the</div> <div>07:22PM 10</div> <div>size.</div> <div>11</div> <div>Other than that the, as I mentioned</div> <div>12</div> <div>the Village received a letter from the Garlands</div> <div>13</div> <div>that was late on Thursday and we have asked our</div> <div>14</div> <div>public works to review that and with that they</div> <div>07:22PM 15</div> <div>have reviewed the memorandum, a memorandum that</div> <div>16</div> <div>I gave to the Plan Commission to review.</div> <div>17</div> <div>Dennis Burmeister is here and he</div> <div>18</div> <div>can respond to some of the concerns that were</div> <div>19</div> <div>indicated in the letter by the Garlands.</div> <div>07:23PM 20</div> <div>CHAIRPERSON BUSH: Okay, Dennis, do you</div> <div>21</div> <div>want to do that?</div> <div>22</div> <div>MR. BURMEISTER: Yes, I would certainly,</div> <div>23</div> <div>if you wanted to go through those step by step,</div> <div>24</div> <div>I would do that. Do you want me to step up</div> <div>LAKE-COOK REPORTING</div> <div>(847) 415-2553</div> </div>	<div>20</div> <div> <div>1</div> <div>meeting with our consulting engineers as well as</div> <div>2</div> <div>their engineer that we can work some of the</div> <div>3</div> <div>grading out.</div> <div>4</div> <div>With grading stormwater flows on</div> <div>07:24PM 5</div> <div>the site, I don't want to say is an issue but</div> <div>6</div> <div>are part of grading so that you may notice --</div> <div>7</div> <div>and I'll step up here, may notice on the site</div> <div>8</div> <div>that there is some, there is some grading in</div> <div>9</div> <div>between these homes, and our concern would be</div> <div>07:24PM 10</div> <div>that as the homes are built, if they weren't</div> <div>11</div> <div>built by the builder, we would be dealing</div> <div>12</div> <div>individually with different builders to make</div> <div>13</div> <div>sure those grades were established and</div> <div>14</div> <div>ultimately it worked out the way we all intended</div> <div>07:25PM 15</div> <div>it to. So that's probably our one concern.</div> <div>16</div> <div>And I think with that, that</div> <div>17</div> <div>addresses a number of the concerns in the</div> <div>18</div> <div>correspondence received from the Garlands. And</div> <div>19</div> <div>you did get my response to their letter.</div> <div>07:25PM 20</div> <div>CHAIRPERSON BUSH: We have your memo.</div> <div>21</div> <div>MR. BURMEISTER: So you have my memo.</div> <div>22</div> <div>I can certainly go through that.</div> <div>23</div> <div>Again I think some of those are grading issues.</div> <div>24</div> <div>Garlands certainly would like to</div> <div>LAKE-COOK REPORTING</div> <div>(847) 415-2553</div> </div>

<p style="text-align: center;">21</p> <p>1 see the back end of this lot, of this site, 2 lowered down so that the elevations are more 3 compatible is the way I would understand that. 4 CHAIRPERSON BUSH: Is that possible? 07:25PM 5 MR. BURMEISTER: Well, I think it raises 6 a couple of issues. Our zoning ordinance, and 7 Paul might step in because I'm on a little shaky 8 ground there, that's not necessarily my area of 9 expertise, but the height of the buildings are 07:26PM 10 dictated in our zoning ordinance by preexisting 11 grades, if I have said that -- 12 MR. EVANS: Predevelopment grades. 13 MR. BURMEISTER: Predevelopment grades. 14 So if that was graded down, that 07:26PM 15 might affect the ability of the petitioner to 16 build a certain height home, okay. That's an 17 observation, I guess. 18 COMMISSIONER SCHLOSSBERG: Which I ask 19 that question of you, Paul, I felt a similar 07:26PM 20 problem. I understand people artificially mound 21 and grade in a different -- is that something we 22 can address without having to come back for a 23 variation, if that's an engineering solution. 24 The only problem, our zoning code --</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>	<p style="text-align: center;">23</p> <p>1 another couple feet so -- 2 COMMISSIONER SCHLOSSBERG: Artificially 3 lowering the grade further or -- 4 MR. SIDDIQUI: Just the building, the 07:28PM 5 proper foundation, I brought it down about a 6 foot from the last meeting but we're still a 7 couple feet short what they are looking for. 8 COMMISSIONER SCHLOSSBERG: Now we are 9 not talking about grades, we are talking about 07:28PM 10 building a shorter, a smaller house? 11 MR. SIDDIQUI: The building as a result, 12 if I bring the foundation down another foot or 13 so, which goes back to the point that Paul 14 raised, we could do it at the time when you 07:28PM 15 apply for a building permit and when you're 16 applying for a building permit. 17 I can completely understand the 18 original submittal did show a lot of filling in 19 the area will raise the elevation, they brought 07:28PM 20 it to our attention, we brought it down. We did 21 it in such a way so this grade meets the 22 existing grade. 23 COMMISSIONER SCHLOSSBERG: All I want to 24 know, if we assume that tonight, nine months</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>
<p style="text-align: center;">22</p> <p>1 MR. EVANS: We are not -- we will deal 2 with it in building permit. They have to meet 3 the code, which is 25 feet generally to midpoint 4 of a gable. 07:27PM 5 COMMISSIONER SCHLOSSBERG: If we ask 6 them to artificially adjust the grade to 7 accommodate our grading concerns, we would then 8 have to maybe grant a variation because it is 9 not their fault we have created the height. 07:27PM 10 MR. EVANS: To lower it even more, yes. 11 COMMISSIONER SCHLOSSBERG: Is it 12 something to anticipate tonight rather than 13 waiting until it comes back nine months from now 14 when they are building. 07:27PM 15 MR. SIDDIQUI: May I? 16 What we have done here is, 17 currently the way these grades work in the back 18 of this lot, there are what they are today, they 19 will be the same when the house is built. We 07:27PM 20 have brought it down to meet the existing grade 21 back in this area (indicating). 22 But what Garlands is requesting us 23 to see if the elevation of the building itself 24 can be brought down, can be brought down for</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>	<p style="text-align: center;">24</p> <p>1 from now, you are going to have to come back 2 because of a grade, because of a building height 3 problem not being to code, do you feel the 4 proposed changes made, or do all of you feel 07:29PM 5 with those changes made, you will be able to 6 build a building that won't need a variation 7 from the code? 8 MR. SIDDIQUI: No, it won't. 9 COMMISSIONER SCHLOSSBERG: That's all I 07:29PM 10 was trying to determine. 11 MR. SIDDIQUI: So we probably, if we did 12 bring the grade down, that may affect that. 13 COMMISSIONER SCHLOSSBERG: Okay. 14 MR. BURMEISTER: If the petitioner 07:29PM 15 builds that, lowering the building elevation, 16 that will solve it. I guess I wasn't looking at 17 it from that aspect, so... 18 The Garlands was asking for some 19 cross sections to show the relationship in 07:29PM 20 elevation between their proposed villas, the 21 area in between as well as the north end of the 22 site and we certainly would not object to that. 23 And that may show that relationship better. 24 Engineering landscape plans failed</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>

<p style="text-align: center;">25</p> <p>1 to identify some of the trees around the 2 Garlands' property and we can certainly ask the 3 petitioner to improve that at our next 4 submittal.</p> <p>07:30PM 5 They did have, the Garlands did 6 have a comment relative to the landscaping that 7 there were only I think four evergreens proposed 8 back here again. I think the previous comment 9 relative to looking at those cross sections, and 07:30PM 10 if we have all of the landscaping that's on the 11 Garlands, perhaps some adjustments, some may be 12 necessary, the Garlands do have some trees on 13 their property, we can't see where they are 14 exactly at, but I'm not sure how the petitioner 07:30PM 15 would feel about adding landscaping. 16 MR. SIDDIQUI: We have no problems with 17 that. We will definitely add it if we have to. 18 MR. BURMEISTER: Light spillage was a 19 concern of the Garlands. Again there is no 07:31PM 20 typical subdivision street lighting proposed. I 21 guess one of the things, Paul, we haven't had 22 any conversation or discussion relative to 23 perhaps a street light at the corner. Often we 24 see that, but we haven't had any discussions to</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>	<p style="text-align: center;">27</p> <p>1 there is some easements dedicated to the Village 2 for our ability to go in there and maintain some 3 areas on the Garlands. 4 Construction access to the site, it 07:33PM 5 would be our expectation that they would be 6 utilizing Main Street in a construction access. 7 It would not be my expectation that they would 8 be utilizing any of their property unless they 9 had explicit authorization to do that. 07:33PM 10 There is a concern from the 11 Garlands that some water may sheet drain from 12 the property on to the Garlands. And we 13 understand that and that's one of our comments 14 initially is the grading, and along with grading 07:33PM 15 you always have the stormwater issue. 16 So I think specifically from what I 17 understand, I think there is some concern that 18 the stormwater running in this swale on the west 19 side of the property, in various rain events may 07:34PM 20 not be picked up in the inlet or this inlet and 21 then it's required, the stormwater would kind of 22 take a bend to get into this detention pond. So 23 I think there is a concern that that would just 24 keep going and run in this direction; again,</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>
<p style="text-align: center;">26</p> <p>1 that, but I don't, you know, we are not -- 2 there was no proposal for street lights within 3 here, so I don't think that's going to be an 4 issue. 07:31PM 5 The Garlands commented on the 6 easement as well as proposed for some of the 7 utilities that would be going on to their 8 property, and we certainly would not object to 9 that. The Village would have the ultimate 07:31PM 10 ownership of the pipe that goes from the, it 11 would be very typical that the Village would own 12 the sanitary sewer, that's normal. This becomes 13 maybe an area that is a little grayer on who 14 would have ownership; for example the Garlands 07:32PM 15 has ownership of this storm line here 16 (indicating), if I'm not mistaken, and in this 17 particular case the Village would certainly be 18 looking to accept the ownership from the control 19 structure here to the connection point, so we 07:32PM 20 would have ownership and take maintenance 21 responsibilities of that. 22 And understand that concern that 23 the Garlands had. So the Garlands was very 24 accommodating for stormwater on their site and</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>	<p style="text-align: center;">28</p> <p>1 something that we are as well concerned about, 2 and grading is part of that issue. 3 There was a comment relative to the 4 detention pond outlet pipe going into the 07:34PM 5 Garlands' sewer and that can be done at an 6 elevation that would be a little higher than 7 what is proposed and that, we can certainly look 8 at that in our final engineering phase. 9 The Garlands is requesting, as we 07:35PM 10 would, that the construction of this detention 11 pond be certified by a geotechnical engineer, 12 and we would certainly agree with that. We 13 would not want a situation where this was built 14 improperly and failed and the dam broke, so to 07:35PM 15 speak. And we can make that a condition of the 16 permit. 17 The next comment is relative to the 18 detention pond control structure which was 19 proposed to have a two-year -- I'm sorry, a 07:35PM 20 two-and-a-half inch restrictor for a two-year 21 storm event. The Barrington Watershed 22 Development Ordinance does have a minimum size 23 restrictor of four inch, and the reason for that 24 is to put, reduce the likelihood of that</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>

<div>29</div> <div>1 restrictor clogging. Two inches is a pretty</div> <div>2 small restrictor; we did look at that. It then</div> <div>3 does meet the release rate that's required in</div> <div>4 our ordinance.</div> <div>07:36PM 5 In discussions with Gewalt</div> <div>6 Hamilton, we can certainly look at that and</div> <div>7 increase the size, the result of an increase in</div> <div>8 size is a result -- has been an increase in the</div> <div>9 release rate from the detention pond, which they</div> <div>07:36PM 10 are doing a better job and with the detention</div> <div>11 pond; but again something we can look at that in</div> <div>12 final engineering.</div> <div>13 COMMISSIONER EHRLE: When do you</div> <div>14 recommend the four-inch, the pipe that has to be</div> <div>07:36PM 15 in there or --</div> <div>16 MR. BURMEISTER: We have approved some</div> <div>17 three-inch and the type of detention -- I'm</div> <div>18 sorry, the type of outlet control structures</div> <div>19 that we like to see are the type that have</div> <div>07:37PM 20 really basically a large manhole with a flat</div> <div>21 plate with a drilled hole in it. They typically</div> <div>22 will have two covers on the top for maintenance.</div> <div>23 We like to see those. While something could</div> <div>24 clog that, they are fairly easily maintained in</div> <div>LAKE-COOK REPORTING</div> <div>(847) 415-2553</div>	<div>31</div> <div>1 The next comment is relative to the</div> <div>2 sanitary sewer is proposed to be directionally</div> <div>3 toward from here to here; in other words they</div> <div>4 would not open cut and dig that, they would</div> <div>07:39PM 5 literally set up a machine to bore that across,</div> <div>6 and Garlands is simply requesting that that be a</div> <div>7 requirement that they do it that way because of</div> <div>8 the vegetation that exists here. And we would</div> <div>9 certainly concur with that.</div> <div>07:39PM 10 Number 12 is really, has four</div> <div>11 comments there. And they all basically deal</div> <div>12 with the detention basin and in its proximity to</div> <div>13 the Garlands. And Garlands was asking that</div> <div>14 consideration be given to lowering the high</div> <div>07:39PM 15 water level, the high water level of this pond</div> <div>16 so that it is below the first floor elevation;</div> <div>17 and I should note that the plans are incorrect</div> <div>18 stating that the finished floor elevation of the</div> <div>19 Garlands villas are noted at 630 on this set of</div> <div>07:40PM 20 plans and it is really 830, okay, pretty</div> <div>21 significant difference.</div> <div>22 I think I'm correct -- that's</div> <div>23 something, again I think that goes back to our</div> <div>24 comment relative to the whole grading on the</div> <div>LAKE-COOK REPORTING</div> <div>(847) 415-2553</div>
<div>30</div> <div>1 removing the obstruction and then it starts to</div> <div>2 flow off.</div> <div>3 I don't like necessarily the</div> <div>4 three-inch or the smaller restrictors. In many</div> <div>07:37PM 5 cases we will go put those in a pipe down into a</div> <div>6 structure that's very difficult to clean because</div> <div>7 quite frankly the detention pond fills up</div> <div>8 because it is clogged. Then you have all that</div> <div>9 pressure against it, it is hard to maintain.</div> <div>07:38PM 10 The newer types of structures are a</div> <div>11 little easier to maintain. I think I would feel</div> <div>12 pretty comfortable with a three-inch.</div> <div>13 COMMISSIONER EHRLE: The first question</div> <div>14 was, and I lived with two-inch pipe. The other</div> <div>07:38PM 15 question was, what inch pipe did Harke have</div> <div>16 compared to --</div> <div>17 CHAIRPERSON BUSH: H-a-r-k-e.</div> <div>18 MR. BURMEISTER: I don't know.</div> <div>19 Comment Number 10, is there access,</div> <div>07:38PM 20 comment on the access and structure, we looked</div> <div>21 at these more in preliminary engineering.</div> <div>22 We would require the dual top for</div> <div>23 ease of maintenance and we would deal with that</div> <div>24 in final engineering.</div> <div>LAKE-COOK REPORTING</div> <div>(847) 415-2553</div>	<div>32</div> <div>1 site, if during the course of our meetings and</div> <div>2 discussions with the grading that the high water</div> <div>3 level could be lowered, and it would make sense,</div> <div>4 I think we would certainly, we would certainly</div> <div>07:40PM 5 support that.</div> <div>6 Again, we would be requiring the</div> <div>7 construction of this to be overseen and</div> <div>8 certified by a geotechnical engineer so that</div> <div>9 theoretically we would not be having a breach of</div> <div>07:40PM 10 that.</div> <div>11 We request a conservative approach</div> <div>12 should be used in establishing the required</div> <div>13 detention. The way the engineer designed for</div> <div>14 the stormwater, he took the impervious surface</div> <div>07:41PM 15 and has used these building pads as the</div> <div>16 calculation along with driveway allowance and</div> <div>17 sidewalk allowance, the street area. It's a</div> <div>18 very typical approach.</div> <div>19 Dick Derosiers, who is with Baxter</div> <div>07:41PM 20 and Woodman and is our consulting engineer, had</div> <div>21 looked at the original calculations and</div> <div>22 concurred with them. I think we can certainly</div> <div>23 have another discussion with them on that.</div> <div>24 There is an alternative to the type</div> <div>LAKE-COOK REPORTING</div> <div>(847) 415-2553</div>

<p style="text-align: right;">33</p> <p>1 of treatment that as you are aware, there is</p> <p>2 always an emergency overflow for the detention</p> <p>3 pond in the event all of those restrictors get</p> <p>4 clogged and we have the rain event to fill the</p> <p>07:42PM 5 pond over capacity and it has to run over land.</p> <p>6 The petitioner had proposed rip-rap. The</p> <p>7 Garlands is looking for something other than</p> <p>8 that, and we can certainly ask the petitioner or</p> <p>9 Garlands to suggest or look at alternatives</p> <p>07:42PM 10 there.</p> <p>11 There was a comment, final comment</p> <p>12 would be then that this type of wet basin pond</p> <p>13 in Garlands' opinion is susceptible to a</p> <p>14 breeding ground for mosquitos. And in meeting</p> <p>07:42PM 15 the water quality elements of the ordinance it's</p> <p>16 very typical that we use these wet basin ponds,</p> <p>17 and so it's a little trade off there. I'm not</p> <p>18 sure how to comment other than that.</p> <p>19 That would I guess go through those</p> <p>07:43PM 20 comments and I would certainly answer any other</p> <p>21 questions if there are any.</p> <p>22 CHAIRPERSON BUSH: Do you have any</p> <p>23 questions?</p> <p>24 COMMISSIONER SCHLOSSBERG: I should have</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>	<p style="text-align: right;">35</p> <p>1 a wrap-up then with what Dennis has pointed out</p> <p>2 is that the concern that has been raised is</p> <p>3 relative to stormwater and largely with how the</p> <p>4 site drains. And when public works and our</p> <p>07:44PM 5 engineering consultant looked at the property,</p> <p>6 that they felt comfortable that's conceptually</p> <p>7 sound, are there things that we can do or work</p> <p>8 with the petitioner to make it a better</p> <p>9 situation, and I think that's what in our</p> <p>07:44PM 10 condition number 4, that we are asking is if</p> <p>11 retaining walls would be able to allow the</p> <p>12 lessening of some of the grades on the property</p> <p>13 and help manage a better stormwater system, then</p> <p>14 that's one of the requirements, that we are</p> <p>07:44PM 15 going to ask that the petitioner install some of</p> <p>16 these to make it a better plan.</p> <p>17 And because of that what we are</p> <p>18 saying is this determination we are asking this</p> <p>19 determination were retaining walls and a</p> <p>07:45PM 20 drainage system be made prior to Village Board</p> <p>21 review of it.</p> <p>22 So as far as the stormwater issues</p> <p>23 that's one of the things that we will again meet</p> <p>24 soon and meet with them and make sure that is</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>
<p style="text-align: right;">34</p> <p>1 driven by it today, but I looked at the plat.</p> <p>2 What is the property west of it? It is not</p> <p>3 subdivided, that open space. Do we have any</p> <p>4 drainage issues there?</p> <p>07:43PM 5 MR. MATTHEWS: To the west of it, I</p> <p>6 believe there is one home on this property and</p> <p>7 there is another piece of property with a home,</p> <p>8 and then it's the cemetery.</p> <p>9 COMMISSIONER SCHLOSSBERG: But there are</p> <p>07:43PM 10 two residential big open --</p> <p>11 MR. BURMEISTER: They are set probably</p> <p>12 more closer to the street is my recollection.</p> <p>13 COMMISSIONER SCHLOSSBERG: But we don't</p> <p>14 have any drainage problems?</p> <p>07:43PM 15 MR. MATTHEWS: That's not that I have</p> <p>16 seen recently or that I ever recall.</p> <p>17 COMMISSIONER SCHLOSSBERG: The grading</p> <p>18 is messed with --</p> <p>19 MR. SIDDIQUI: The ground is higher than</p> <p>07:44PM 20 ours.</p> <p>21 COMMISSIONER SCHLOSSBERG: I haven't</p> <p>22 seen it.</p> <p>23 CHAIRPERSON BUSH: Any other questions?</p> <p>24 MR. EVANS: I just wanted to sort of, as</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>	<p style="text-align: right;">36</p> <p>1 there any, is there a need for retaining walls;</p> <p>2 and if there is, we ask that they put that in.</p> <p>3 CHAIRPERSON BUSH: Can the geotechnical</p> <p>4 engineering make that determination?</p> <p>07:45PM 5 MR. EVANS: That's generally a condition</p> <p>6 like a building permit that we can say it</p> <p>7 requires, that we require a geotechnical</p> <p>8 engineer to review it.</p> <p>9 CHAIRPERSON BUSH: That's going to be</p> <p>07:45PM 10 for the whole subdivision one time now, it's not</p> <p>11 on a lot-by-lot basis?</p> <p>12 MR. EVANS: An overall grading plan.</p> <p>13 MR. BURMEISTER: It is a consideration,</p> <p>14 and I think what we are here to tell you is that</p> <p>07:45PM 15 we haven't determined at this point what we</p> <p>16 believe would be the best option for grading on</p> <p>17 this site. It could be, and I guess if you know</p> <p>18 the Eastwood Subdivision that is right down the</p> <p>19 street, the first lot here is kind of carved</p> <p>07:46PM 20 into the hill a little bit and so has retaining</p> <p>21 walls on the very south side as well as the east</p> <p>22 and west, and so it's snuggled in. And whether</p> <p>23 that was the situation that we all determined to</p> <p>24 be the best, or it may be because the site is</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>

<p style="text-align: right;">37</p> <p>1 coming down, perhaps a wall along this side 2 (indicating) may after our discussion be the 3 most appropriate. 4 I think when I talk to Dick 07:46PM 5 Derosiers, our consulting engineer, and kind of 6 wanted to get his feel for a typical Planning 7 Commission approval, there is his note to me or 8 his comment to me was it should be noted that 9 there may be retaining walls on the site, that 07:46PM 10 if our determination that would be the best 11 route to go, then you may see common types of 12 retaining walls. 13 CHAIRPERSON BUSH: And who is making 14 that determination, staff? 07:47PM 15 MR. EVANS: The Village. 16 MR. BURMEISTER: It would be the 17 Village's ultimate approval of that. 18 COMMISSIONER BURROUGHS: By retaining 19 walls you mean for the general site or for 07:47PM 20 individual homes when they are built, could then 21 create retaining walls? 22 MR. BURMEISTER: We would prefer to at 23 least approach it by looking at it from an 24 overall site, that way we as public works and <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p></p>	<p style="text-align: right;">39</p> <p>1 come into the detention pond. 2 So removal of the summit might not 3 necessarily be something we would want to look 4 at. 07:49PM 5 The slope of the street is, I want 6 to say it is 5.27 percent, my recollection. I 7 did look at some other subdivisions that were 8 recently put in. And a full size farm 9 subdivision has an 8 percent slope on that 07:49PM 10 street. So if you have been out to that and 11 looked at it and sometimes that's the best way 12 for me to see what it's going to look like, to 13 go look at something that has something like 14 that; could the slope of this be increased, I 07:49PM 15 think it could; could be looked at, certainly 16 affects everything else because then it affects 17 elevations into the homes, the driveway, the 18 slopes of the driveways, so it's not always just 19 a simple thing of lower the road two feet, 07:50PM 20 everything is fine; because now we could have 21 10 percent pitches on the driveways and that may 22 not be a good thing either. 23 COMMISSIONER SCHLOSSBERG: Can I ask a 24 question about the grading and retention walls, <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p></p>
<p style="text-align: right;">38</p> <p>1 building and planning are not reviewing every 2 single lot as it comes in for building permit 3 and the grading permit and how does this affect 4 this one and if this comes in first, and he 07:47PM 5 wants to flatten his out and he puts, it could 6 really affect either up or down and we prefer to 7 have the whole site grading be set before final 8 engineering approval. 9 COMMISSIONER EHRLE: The first question 07:48PM 10 on your letter was about the road and 11 technically vertical curve, that issue has been 12 resolved? 13 MR. BURMEISTER: And I guess I should 14 have expounded on that comment. It was fairly 07:48PM 15 lengthy, I overlooked that. I apologize. 16 Garlands has suggested that perhaps 17 this road could be lowered. And while we don't 18 disagree with that, there is a summit installed 19 here really on purpose and that's to, as our 07:48PM 20 traffic engineer pointed out to us in his review 21 of these comments, that stormwater coming down 22 Lake-Cook wouldn't then find its way down the 23 road so that summit can be installed to keep the 24 water flowing on Lake-Cook. That way it doesn't <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p></p>	<p style="text-align: right;">40</p> <p>1 I think it is to you, I just want to make sure I 2 have got no problem with that. It says, "The 3 petitioner shall be required to install 4 retaining walls or other grading techniques 07:50PM 5 within an easement on the property." 6 MR. EVANS: Yes, if we have a retaining 7 wall, we want to make sure it is an easement so 8 the association is -- 9 COMMISSIONER SCHLOSSBERG: It will be in 07:50PM 10 the CCRC's, it is not an easement to the 11 Village, it is an easement to the -- 12 MR. EVANS: (Continuing.) -- the 13 association would maintain. 14 COMMISSIONER SCHLOSSBERG: And we 07:50PM 15 require that the CCRC's -- 16 MR. EVANS: Correct. 17 Number 2, "shall cover all 18 easements and the maintenance of all common 19 areas." 07:50PM 20 COMMISSIONER SCHLOSSBERG: Not in, 21 okay. 22 CHAIRPERSON BUSH: Any other questions 23 for staff? 24 COMMISSIONER EHRLE: You mentioned the <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p></p>

<p style="text-align: right;">41</p> <p>1 approved impact fee. What is the formula?</p> <p>2 MR. EVANS: Impact fees?</p> <p>3 COMMISSIONER EHRLE: Yes.</p> <p>4 MR. EVANS: We have had that set for, we</p> <p>07:51PM 5 amended it in 2004. But this is through BACOG</p> <p>6 and all the villages got together and basically</p> <p>7 agreed on a formula throughout. They are the</p> <p>8 same fees that we use for Harke right now; I</p> <p>9 have those in the office as far as the amount.</p> <p>07:51PM 10 It's somewhere in the range of, I would say 15,</p> <p>11 \$16,000 a lot with majority of that 8,000 going</p> <p>12 to the School District.</p> <p>13 COMMISSIONER EHRLE: What is the maximum</p> <p>14 size, building size?</p> <p>07:51PM 15 MR. EVANS: The maximum coverage on</p> <p>16 these lots is 3,500, so that's the maximum the</p> <p>17 floor plate could be, and the maximum overall is</p> <p>18 5,000 square feet. But in these lots it's going</p> <p>19 to have some other limiting factors, the</p> <p>07:52PM 20 setbacks, the height limitations on it, are</p> <p>21 going to be two factors that are going to limit</p> <p>22 how much, how much house can be put on these</p> <p>23 properties.</p> <p>24 COMMISSIONER EHRLE: So we haven't</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>	<p style="text-align: right;">43</p> <p>1 MR. EVANS: There is one street line</p> <p>2 proposed on this property that's shown on the</p> <p>3 plans and it is just shown at the corner, so --</p> <p>4 CHAIRPERSON BUSH: The actual final</p> <p>07:53PM 5 drainage is still up in the air so we won't</p> <p>6 really -- we don't really see what it is going</p> <p>7 to be yet.</p> <p>8 MR. BURMEISTER: As far as its flow</p> <p>9 characteristics, I would say yes. As far as the</p> <p>07:54PM 10 requirements, they have a basin and capture the</p> <p>11 stormwater, that's not going to change, but</p> <p>12 perhaps not having water flowing quite as much</p> <p>13 as it is between the homes, having as much a</p> <p>14 swale.</p> <p>07:54PM 15 COMMISSIONER BURROUGHS: My concern, I'm</p> <p>16 surprised all that water flowing along that west</p> <p>17 side sort of getting moved around and stuff and</p> <p>18 those two inlets I guess are supposed to catch</p> <p>19 that water going downhill and how well will they</p> <p>07:54PM 20 actually catch it, and there was already made a</p> <p>21 comment on that could the street overflow, and</p> <p>22 there is a pretty good drop off; as far as I can</p> <p>23 tell right at that northwest corner it drops</p> <p>24 five or six feet, boom. It didn't really show</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>
<p style="text-align: right;">42</p> <p>1 calculated what is --</p> <p>2 MR. EVANS: No, we just have the</p> <p>3 numbers, and then the building permit then</p> <p>4 review, re-review how that fits in and then as</p> <p>07:52PM 5 Dennis pointed out the grading may be a limiting</p> <p>6 factor also.</p> <p>7 COMMISSIONER EHRLE: There is a point in</p> <p>8 your write up, Paul, about the Plan Commission's</p> <p>9 approval will only be effective a maximum of</p> <p>07:52PM 10 12 months. Is that a set time and why isn't it</p> <p>11 six months, why --</p> <p>12 MR. EVANS: For the subdivision, you</p> <p>13 know, if they don't move forward with that</p> <p>14 subdivision, then it is largely, it is basically</p> <p>07:52PM 15 the Plan Commission for Village Board approval.</p> <p>16 They have a year to start the development or to</p> <p>17 make those changes without an extension by the</p> <p>18 Board, unless it can be deemed to go through the</p> <p>19 process of the Board.</p> <p>07:53PM 20 CHAIRPERSON BUSH: As a point of</p> <p>21 institutional memory, we approved a subdivision</p> <p>22 and it wasn't built for like 12 years and they</p> <p>23 came back and built the subdivision.</p> <p>24 Fortunately it worked out fine.</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>	<p style="text-align: right;">44</p> <p>1 the grading change on our drawing; but if you</p> <p>2 look at the elevation of the grading across the</p> <p>3 northern property line there, there is about a</p> <p>4 six-foot drop.</p> <p>07:55PM 5 MR. BURMEISTER: That continues off the</p> <p>6 property, you mean?</p> <p>7 COMMISSIONER BURROUGHS: Yes.</p> <p>8 MR. BURMEISTER: This way?</p> <p>9 COMMISSIONER BURROUGHS: Right, and show</p> <p>07:55PM 10 what they have done.</p> <p>11 MR. BURMEISTER: There is --</p> <p>12 MR. SIDDIQUI: There is a retaining</p> <p>13 wall, there is an existing retaining wall. You</p> <p>14 can see that in the --</p> <p>07:55PM 15 COMMISSIONER BURROUGHS: I'm concerned</p> <p>16 all that water going over the retaining wall,</p> <p>17 there might be a better way to catch some of</p> <p>18 that water rather than just having it drain the</p> <p>19 normal flow. There is no grade change across</p> <p>07:55PM 20 that catch basin, just on the downhill slope.</p> <p>21 MR. BURMEISTER: Yes, typically show,</p> <p>22 form around it, so...</p> <p>23 COMMISSIONER BURROUGHS: I can see that</p> <p>24 happening because I was concerned that really --</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>

<p style="text-align: right;">45</p> <p>1 MR. SIDDIQUI: This is the soil we have,</p> <p>2 there is a swale here, it is just on a smooth</p> <p>3 runoff coming from the surface here. And you</p> <p>4 can see these, the cross section at different</p> <p>07:56PM 5 points they accommodate the, even in the hundred</p> <p>6 year course they're wide enough to accommodate</p> <p>7 the drain and we have hopefully down the road in</p> <p>8 the next week or so in our meeting if need be I</p> <p>9 was proposing that we go ahead and add an inlet</p> <p>07:56PM 10 in between here to minimize the surface runoff.</p> <p>11 That can be done.</p> <p>12 COMMISSIONER BURROUGHS: There wasn't</p> <p>13 much to catch it. Because that is just a flow</p> <p>14 right downhill there.</p> <p>07:56PM 15 MR. BURMEISTER: It is hard to see the</p> <p>16 underlying grading right now. But typically</p> <p>17 this site is kind of draining to this area right</p> <p>18 now. It is falling off to that area.</p> <p>19 COMMISSIONER BURROUGHS: So you have</p> <p>07:57PM 20 done some substantial grade changes on that west</p> <p>21 side --</p> <p>22 MR. BURMEISTER: Right, and that's why</p> <p>23 we think we would like to meet with the</p> <p>24 petitioner and consulting engineer to look at</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>	<p style="text-align: right;">47</p> <p>1 okay, you can't have a two-story house.</p> <p>2 MR. EVANS: We have talked to the</p> <p>3 petitioner about that.</p> <p>4 MR. SIDDIQUI: The two lots, the</p> <p>07:58PM 5 situation we have and we are going to look at</p> <p>6 the grades on that, and we did discuss with Paul</p> <p>7 about that.</p> <p>8 COMMISSIONER BURROUGHS: Okay. You</p> <p>9 don't have any in our codes just as much problem</p> <p>07:58PM 10 as elsewhere because you don't have a rule</p> <p>11 about --</p> <p>12 MR. EVANS: The walkout, where is the</p> <p>13 grade.</p> <p>14 COMMISSIONER SCHLOSSBERG: My grade is</p> <p>07:58PM 15 pre-existing grade.</p> <p>16 MR. EVANS: We count the floor area, the</p> <p>17 basement walkout area gives them that --</p> <p>18 COMMISSIONER BURROUGHS: I have seen</p> <p>19 that so many times in houses maximum heights,</p> <p>07:58PM 20 but they don't tell you about anything, that</p> <p>21 lots have topography going all over the place,</p> <p>22 and where is the real grade you are measuring</p> <p>23 from, and one-story houses on lots because they</p> <p>24 have a walkout in the back.</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>
<p style="text-align: right;">46</p> <p>1 some options there.</p> <p>2 CHAIRPERSON BUSH: Any other questions</p> <p>3 before I give the petitioner the final word, I</p> <p>4 know that the Garlands is here and I think</p> <p>07:57PM 5 there's some other residents, can we hear what</p> <p>6 they have to say and you can respond, if that's</p> <p>7 acceptable, is that all right?</p> <p>8 So do you have any other comments?</p> <p>9 I know we have a lot of public.</p> <p>07:57PM 10 COMMISSIONER BURROUGHS: Can I ask Paul</p> <p>11 one question, when we say we establish a maximum</p> <p>12 height based on preconstruction grade --</p> <p>13 MR. EVANS: Pre-development meaning what</p> <p>14 is the existing grade on the property now and</p> <p>07:57PM 15 then when they finish the floor area too. And</p> <p>16 then if it goes, if it goes down, excuse me,</p> <p>17 what is it if it goes up, it takes away their</p> <p>18 height and if it goes down, it would allow</p> <p>19 them --</p> <p>07:58PM 20 COMMISSIONER BURROUGHS: I know the</p> <p>21 problem that gets, that these grades are the</p> <p>22 grade that they are going to work with. I see</p> <p>23 spots where they have got preexisting grades</p> <p>24 five and six feet below the final grade which</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>	<p style="text-align: right;">48</p> <p>1 COMMISSIONER SCHLOSSBERG: Redo it from</p> <p>2 preexisting grade.</p> <p>3 MR. EVANS: (Continuing.) -- preexisting</p> <p>4 and the average if it changes.</p> <p>07:59PM 5 COMMISSIONER SCHLOSSBERG: Not</p> <p>6 predevelopment, preconstruction, not</p> <p>7 predevelopment?</p> <p>8 CHAIRPERSON BUSH: It's predevelopment.</p> <p>9 COMMISSIONER BURROUGHS: Before they</p> <p>07:59PM 10 move the dirt around.</p> <p>11 COMMISSIONER SCHLOSSBERG: We move the</p> <p>12 dirt. Do we have to give them something for</p> <p>13 that?</p> <p>14 MR. EVANS: And that's some of the</p> <p>07:59PM 15 challenge, that it would be a limitation of a</p> <p>16 site that flows a lot.</p> <p>17 COMMISSIONER SCHLOSSBERG: I frankly, me</p> <p>18 personally I'm more concerned that we got the</p> <p>19 grade and the water right and they get the</p> <p>07:59PM 20 building height exactly right. I would be</p> <p>21 willing to shut up right now but I guess my</p> <p>22 concern is just that, now suddenly they find,</p> <p>23 they can't build a reasonable, a house</p> <p>24 ordinarily permitted under our zoning because we</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>

<p style="text-align: right;">49</p> <p>1 made them adjust the grade. Do we have to</p> <p>2 discuss that now or discuss it nine, ten months</p> <p>3 from now when they bring that house in or they</p> <p>4 are making commitments to you upfront?</p> <p>08:00PM 5 MR. SIDDIQUI: When we have our meeting</p> <p>6 the following week, this week, or the following</p> <p>7 week we will be adjusting the grade based on</p> <p>8 obviously taking into consideration what the</p> <p>9 Garlands is recommending what they would like to</p> <p>08:00PM 10 see in that area. Obviously we would use that</p> <p>11 as our starting point because everything else</p> <p>12 might affect. If we accommodate what they are</p> <p>13 asking us to do; and if we can do so, as long as</p> <p>14 we are not impacting the rest of the site, we</p> <p>08:00PM 15 will be glad to adjust.</p> <p>16 So as Dennis pointed out, we will</p> <p>17 take it on a lot-by-lot basis and we don't</p> <p>18 have -- but we don't have this three feet of</p> <p>19 drop in about 100 feet, which is not a whole</p> <p>08:00PM 20 lot. We are not talking seven or eight feet.</p> <p>21 COMMISSIONER SCHLOSSBERG: You are not</p> <p>22 going to worry --</p> <p>23 MR. SIDDIQUI: Absolutely we can adjust</p> <p>24 that. We can address their concern of this</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>	<p style="text-align: right;">51</p> <p>1 ways. I agree with you if you had some site</p> <p>2 that had dips to it, level it all out, that's</p> <p>3 fine. Other times people are going to fill</p> <p>4 their property --</p> <p>08:02PM 5 COMMISSIONER SCHLOSSBERG: That happens</p> <p>6 too. We don't want a mound.</p> <p>7 COMMISSIONER BURROUGHS: Set up as</p> <p>8 ready-to-build homes, then they have someone</p> <p>9 come in and has to change the grade that I want</p> <p>08:02PM 10 to see, we want to limit. Consider a ravine</p> <p>11 there filled in with 12 feet of dirt to say now</p> <p>12 that 12-foot hole in the ground that he has to</p> <p>13 start from really be restrictive.</p> <p>14 MR. EVANS: I think that could be an</p> <p>08:02PM 15 issue. There's times that you are right, that</p> <p>16 present a problem. Its main intent was to stop</p> <p>17 people from building a home and then building</p> <p>18 the -- for whatever reason and to --</p> <p>19 COMMISSIONER SCHLOSSBERG: Do we measure</p> <p>08:03PM 20 from sidewalk?</p> <p>21 MR. EVANS: There is a sidewalk on both</p> <p>22 sides.</p> <p>23 COMMISSIONER BURROUGHS: I have done it</p> <p>24 enough times that all is slightly different and</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>
<p style="text-align: right;">50</p> <p>1 particular lot and in terms of the elevation and</p> <p>2 we establish that one and we will go one by one</p> <p>3 on these four lots and adjust those as we go</p> <p>4 along and try at most as a builder to alleviate</p> <p>08:01PM 5 the retaining walls because they tend to be a</p> <p>6 headache down the road, whether it is for the</p> <p>7 association or for the homeowner, adjust the</p> <p>8 grade in such a way that we can minimize that</p> <p>9 and add some structures to catch the flow of the</p> <p>08:01PM 10 water before we see any runoff going down to the</p> <p>11 north. So we will try and eliminate that as we</p> <p>12 go.</p> <p>13 COMMISSIONER BURROUGHS: Paul,</p> <p>14 because -- another thing on that. Is it</p> <p>08:01PM 15 something we might want to look at, because this</p> <p>16 term predevelopment grade, I can see where you</p> <p>17 do it after somebody develops the property, put</p> <p>18 in the streets and drain it for drainage, and</p> <p>19 then say those are your heights, now you can't</p> <p>08:01PM 20 come in and artificially mound up because you</p> <p>21 want to build the Taj Mahal or something but</p> <p>22 they be restricted by the grade that preexisted</p> <p>23 their development.</p> <p>24 MR. EVANS: Well, I guess it goes both</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>	<p style="text-align: right;">52</p> <p>1 always have varying problems establishing where</p> <p>2 the grade is four corners, average four corners.</p> <p>3 MR. EVANS: You are right, that can be</p> <p>4 a --</p> <p>08:03PM 5 CHAIRPERSON BUSH: Any other questions</p> <p>6 or comments?</p> <p>7 COMMISSIONER EHRLE: Just Paul,</p> <p>8 technical review, was the emergency vehicle</p> <p>9 issue discussed?</p> <p>08:03PM 10 MR. EVANS: Was the emergency issue</p> <p>11 discussed?</p> <p>12 COMMISSIONER EHRLE: Yes, fire truck.</p> <p>13 CHAIRPERSON BUSH: Turning radius.</p> <p>14 MR. EVANS: That's why we have the</p> <p>08:03PM 15 46 feet turning radius, that's what we use for</p> <p>16 the tanker truck for the fire department, that's</p> <p>17 what we required in the other ones we have done,</p> <p>18 is a 46-foot turning radius is what the fire</p> <p>19 department uses for the tanker truck.</p> <p>08:03PM 20 CHAIRPERSON BUSH: Are they all</p> <p>21 sprinklered?</p> <p>22 MR. EVANS: Yes.</p> <p>23 CHAIRPERSON BUSH: Any other comments or</p> <p>24 questions; otherwise I'm going to ask the public</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>

<div>53</div> <div>1 to speak next. And I'm going to ask the</div> <div>2 Garlands to speak next because I think we need</div> <div>3 to address their issues.</div> <div>4 MR. HAYWARD: Tom Hayward. I'm the</div> <div>08:04PM 5 attorney with the firm of Bell, Boyd & Lloyd, 70</div> <div>6 West Madison Street, Chicago, Illinois.</div> <div>7 From the start as you may note we</div> <div>8 have been counsel for the Garlands residential</div> <div>9 community to the north of the petitioner's</div> <div>08:04PM 10 property. We have been working back since they</div> <div>11 acquired the property, put it under contract</div> <div>12 with the petitioner. They have accommodated a</div> <div>13 number of our concerns as you have heard.</div> <div>14 Going back to November 30th we had</div> <div>08:04PM 15 an opportunity -- Ed Gansz, our vice president</div> <div>16 for development, who is here this evening and</div> <div>17 has been sworn, and along with Don Matthews with</div> <div>18 Gewalt Hamilton, our consulting engineer; also</div> <div>08:05PM 19 with me is Tom Herb, President of the Garlands</div> <div>20 of Barrington; our November 30th letter started</div> <div>21 a lot of some of the detailed discussion.</div> <div>22 After we had an opportunity to</div> <div>23 review Paul's staff memorandum, Ed had also had</div> <div>24 an opportunity to review the petitioner's</div> <div>LAKE-COOK REPORTING</div> <div>(847) 415-2553</div>	<div>55</div> <div>1 on a lot of details including size of</div> <div>2 landscaping, et cetera, some of our comments</div> <div>3 tonight will relate to some of those same</div> <div>4 standards that we worked so long and hard with</div> <div>08:06PM 5 this Commission to establish.</div> <div>6 So with that, Ed, would you</div> <div>7 provide --</div> <div>8 MR. GANSZ: Madam, Ed Gansz, G-a-n-s-z,</div> <div>9 vice president of development.</div> <div>08:07PM 10 As Tom Hayward just indicated, I</div> <div>11 just want to touch on a couple things, and I</div> <div>12 think what is important for everyone here is to</div> <div>13 understand the historic perspective, some of my</div> <div>14 comments. Let me try and start, very simply I</div> <div>08:08PM 15 would apologize and see if you can follow with</div> <div>16 me.</div> <div>17 What I have shown here is in fact</div> <div>18 the actual floor plan of the villas that are</div> <div>19 going to be built along the southern part of our</div> <div>08:08PM 20 property, each structure has two of these units,</div> <div>21 (indicating), and what you are looking at is,</div> <div>22 this is the south side of every unit we are</div> <div>23 going to build and there are six of those</div> <div>24 structures.</div> <div>LAKE-COOK REPORTING</div> <div>(847) 415-2553</div>
<div>54</div> <div>1 February 20th engineering plans, preliminary</div> <div>2 engineering plans, and the proposed landscape</div> <div>3 plans prepared by Rolf Campbell, February 17th.</div> <div>4 It was that review that brought about the</div> <div>08:05PM 5 concerns that were evidenced in our March 16,</div> <div>6 2006 letter that Dennis Burmeister did such an</div> <div>7 excellent job this evening responding to, mainly</div> <div>8 the comments that we made in that. And we don't</div> <div>9 plan to go through that again because he already</div> <div>08:05PM 10 indicated the Village has taken it into account.</div> <div>11 But there are a couple of areas</div> <div>12 that I'm going to ask first Ed Gansz, with your</div> <div>13 permission, Madam Chair, and Don Matthews, to</div> <div>14 address and it is what the Plan Commission has</div> <div>08:06PM 15 been dealing with for the last hour up here, and</div> <div>16 that involves appropriate storm drainage, how it</div> <div>17 relates to the Garlands and appropriate</div> <div>18 landscaping, how it relates to the Garlands, and</div> <div>19 also an opportunity for us to patch up our north</div> <div>08:06PM 20 lines to see how these homes are being proposed</div> <div>21 by Hamilton also relate to the Garlands.</div> <div>22 And finally I would say that having</div> <div>23 spent a lot of time with this Commission working</div> <div>24 on the Garlands, also being, especially working</div> <div>LAKE-COOK REPORTING</div> <div>(847) 415-2553</div>	<div>56</div> <div>1 What is important here, the south</div> <div>2 side contains some very key areas, master</div> <div>3 bedroom, master bath, great room, patio, and</div> <div>4 terrace. Now remember, and I use this term</div> <div>08:08PM 5 generally, we are downstream and Hamilton is</div> <div>6 looking down on these. So this is a concern.</div> <div>7 Now let me talk about some key</div> <div>8 areas. You have villas that we have marked six,</div> <div>9 five, and four. Here is Hamilton Homes, you</div> <div>08:09PM 10 notice that there are two units here, two units</div> <div>11 here, and a portion of one unit here</div> <div>12 (indicating). So there are five of these units</div> <div>13 looking south, looking up on to Hamilton Homes</div> <div>14 and downstream from Hamilton Homes.</div> <div>08:09PM 15 I'm going to take you back some</div> <div>16 history. And Madam Chair will recall this</div> <div>17 arduous process that was very successful. Our</div> <div>18 ordinance was passed in May of 1998. It is</div> <div>19 98-2729. And in there were some very particular</div> <div>08:09PM 20 things that we were impressed with that we</div> <div>21 responded to and we embraced. Among those was</div> <div>22 the relationship of these units and how they</div> <div>23 related to the eastward residential subdivision</div> <div>24 and behind that subdivision. They, like the</div> <div>LAKE-COOK REPORTING</div> <div>(847) 415-2553</div>

<div>57</div> <div>08:10PM 1 Garlands, and the point we are at today is those 2 residences that we are concerned about lines of 3 sight, we are concerned about light coming into 4 the yards. We are concerned about landscape 5 plans on the common property lines. We are 6 concerned about overland flows. We are here 7 tonight to emphasize those same things. 8 There was a precedent set by the 9 Village for then the Garlands as petitioner to 10 respond to those issues, which we embraced. 11 There were eight pages in that ordinance 12 dedicated to tree preservation and landscaping, 13 and I want to deal with just some particulars. 14 As you see by the staff report it 15 talks about how 118 trees, okay, 13 of which 16 were significant, have been dealt with. You 17 talked about an impact fee, which is 18 appropriate, we are subjected to that impact 19 fee. 20 Now the question we want to pose to 21 you in this regard, and we have not seen the 22 actual inventories, yes, there are key trees, 23 yes, there are significant trees; but there is 24 also another major category called other trees.</div> <div>LAKE-COOK REPORTING (847) 415-2553</div>	<div>59</div> <div>08:13PM 1 homeowners at Eastwood for their review, their 2 comment; and if we could embrace changes that 3 they were going to make, we did. In fact we 4 moved trees. We want the same opportunity to do 5 that with Hamilton Homes. And again, I think 6 Aziz commented to that. 7 Lets talk about the mix of trees. 8 We talked about four conifers along that line, 9 all four inches in diameter, seven feet in 10 height. Now, if you look at our plan, and this 11 is the proposed and existing plan, you look at 12 what we have planted all along this line, and 13 they are not four inches and they are not seven 14 feet. They are double that in diameter and they 15 are at least ten feet in height. 16 Now, let me qualify, they have been 17 in for some years and they have grown. But, the 18 Village asked us and we complied with bench 19 plantings along this common property line. 20 Now, what we are concerned about is 21 Hamilton Homes pulled out deciduous trees, which 22 is terrific, again all four inches, we are not 23 impressed with the size of the trees, come back 24 to my opening comments about line of sight, and</div> <div>LAKE-COOK REPORTING (847) 415-2553</div>
<div>58</div> <div>08:11PM 1 Now the basis for these three 2 categories are in fact the diameter of that 3 tree, for example I think key trees are 4 something north of 24 inches in diameter. 5 Significant or less so, but in our ordinance the 6 other category, which is not addressed anywhere 7 in the staff report, nor by the petitioner, 8 okay, what we had to do was replace other trees 9 on a one inch to one-inch basis. 10 Now, I'm not suggesting that our 11 31 acres had overwhelming issues associated with 12 caliper issues one to one. But in our context 13 we had to replace other trees with 3,562 14 calipers, all we want to question here is where 15 is the caliper or that relationship of other 16 trees on this site? We don't see it anywhere. 17 We see key trees, we see significant trees, we 18 see nothing else. That's one issue for us. 19 Next issue in working with Glendale 20 on the east, and I think Aziz commented about 21 this, but I want to get it on the record and I 22 want to make sure this happens. 23 We had to present our plan, 24 landscape plan to each and every one of these</div> <div>LAKE-COOK REPORTING (847) 415-2553</div>	<div>60</div> <div>08:14PM 1 the master bedroom and the master bath and the 2 great room, and all these trees with the 3 exception of four conifers lose their leaves in 4 winter, that's not acceptable to us. 5 If you read the original ordinance 6 in 1998, in the ordinance it talks about the 7 size and the mix of the trees that we had to 8 plant. It starts out at four inches and certain 9 categories, it goes eight to ten inches and 10 there was a percentage assigned to each one of 11 those, evergreens, deciduous, ornamental trees, 12 et cetera. 13 And that appears in that eight 14 pages in our ordinance. We would like to see a 15 response by Hamilton Homes in kind with a plan 16 that we will review and comment upon. 17 Again, if you are getting the sense 18 that we are looking for a level playing field, 19 that's exactly what we are looking for, a level 20 playing field. Again, the concept was 21 established in 1998. We complied, because of 22 our concern and the Village's concern, neighbor 23 to neighbor, and we expect that Hamilton Homes 24 will respond neighbor to neighbor.</div> <div>LAKE-COOK REPORTING (847) 415-2553</div>

<div>61</div> <div> <p>1 Let me jump off our concerns for</p> <p>2 the landscape plans, which I try to elaborate.</p> <p>3 We applaud what the Village is doing with the</p> <p>4 coach lights.</p> <p>08:16PM 5 Our other concerns are, and maybe</p> <p>6 this has to do with the covenants for each</p> <p>7 homeowner, and Don is going to comment on things</p> <p>8 like -- we want to know about the ability of the</p> <p>9 homeowner to put up the lights, to put up</p> <p>08:16PM 10 security lights, to put up accent lights; our</p> <p>11 view is, there is only one light that should go</p> <p>12 on these, other than the light in the corner and</p> <p>13 that is the carriage light, no other lights do</p> <p>14 we want looking downhill at us into a master</p> <p>08:16PM 15 bedroom or master bath or the great room.</p> <p>16 Now, part of our ordinance, and</p> <p>17 this has little application here was, we had to</p> <p>18 meet the test of how many candle, footcandles on</p> <p>19 street lights into, back to the Eastwood</p> <p>08:16PM 20 Subdivision as you recall, and we did meet that.</p> <p>21 So if you add these things up, they are in terms</p> <p>22 of screening, our concerns.</p> <p>23 Let me carry it one step further.</p> <p>24 There was a comment by Dennis I recall earlier</p> <p>LAKE-COOK REPORTING</p> <p>(847) 415-2553</p> </div>	<div>63</div> <div> <p>1 I mean, I don't think that we bring every</p> <p>2 single-family home to ARC; that's not the case</p> <p>3 if he was proposing a whole subdivision or a</p> <p>4 style of homes, we would review that. Now it is</p> <p>08:18PM 5 going to come in on a case-by-case basis. And</p> <p>6 what staff has indicated is that we are going to</p> <p>7 put a monotony code which we would do with, if</p> <p>8 he did present homes today, we would have put</p> <p>9 that in that the homes can't be the same type.</p> <p>08:18PM 10 So that's about all we do with single-family</p> <p>11 homes.</p> <p>12 MR. GANSZ: That's just on my portion.</p> <p>13 I'm going to turn it over to Don. I want to</p> <p>14 recap. We have, as you can tell, significant</p> <p>08:19PM 15 concerns and Don is going to talk about the</p> <p>16 overland flow issues that were touched on by</p> <p>17 Dennis and you, but we have significant concerns</p> <p>18 with this landscape plan.</p> <p>19 MR. EVANS: Ed, if I could, the only</p> <p>08:19PM 20 question I want to ask, you have sent us several</p> <p>21 letters, but this is the first time I have ever</p> <p>22 heard these concerns. I know you said you are</p> <p>23 interested in screening; this is the first time</p> <p>24 I have heard you say about the types of trees</p> <p>LAKE-COOK REPORTING</p> <p>(847) 415-2553</p> </div>
<div>62</div> <div> <p>1 rip-rap in that same ordinance. It talks about</p> <p>2 there is overland flows and what the Village</p> <p>3 required of the Garland, it didn't require</p> <p>4 rip-rap, it required grass or other vegetation.</p> <p>08:17PM 5 We expect that same precedent will be followed</p> <p>6 here.</p> <p>7 Let me move off of this and make a</p> <p>8 general comment. Nowhere in the staff report</p> <p>9 does it talk about appearance review for these</p> <p>08:17PM 10 homes. I didn't see it and you can correct</p> <p>11 me --</p> <p>12 MR. EVANS: Right, they, they are not</p> <p>13 proposing homes as part of this. They initially</p> <p>14 did and they pulled that back. They are only</p> <p>08:17PM 15 proposing the lots.</p> <p>16 MR. GANSZ: Only proposing lots.</p> <p>17 We have a question once it goes</p> <p>18 beyond this, okay, what happens in terms of</p> <p>19 appearance review? It's a future question I</p> <p>08:18PM 20 wanted to bring it to your attention.</p> <p>21 MR. EVANS: We have a monotony code but</p> <p>22 for single-family homes in the Village, I mean</p> <p>23 it's not a certain type of home, I mean, we</p> <p>24 don't say your home has to have XY or Z on it.</p> <p>LAKE-COOK REPORTING</p> <p>(847) 415-2553</p> </div>	<div>64</div> <div> <p>1 they planted, the landscaping isn't quite right,</p> <p>2 the others about the lighting issues and things</p> <p>3 like that; I mean, those are things if you had</p> <p>4 those concerns, that we would obviously have</p> <p>08:19PM 5 looked at that or looked into it more, but this</p> <p>6 is the first that I have heard.</p> <p>7 The other difference is, and I</p> <p>8 think you have to look at, is that Garlands</p> <p>9 obviously is a little different development, its</p> <p>08:19PM 10 zoning is different and the size of the</p> <p>11 development, the number of units, I think there</p> <p>12 was a change in the comprehensive plan in the</p> <p>13 zoning, this one is consistent with the zoning</p> <p>14 and the land use that the Village has put forth</p> <p>08:20PM 15 on the plan.</p> <p>16 MR. GANSZ: I would beg to differ on the</p> <p>17 last point and let me tell you why, we are</p> <p>18 talking resident to resident to resident to</p> <p>19 resident to resident and that comes forward in</p> <p>08:20PM 20 any number of paragraphs of language in the</p> <p>21 eight pages of the landscape plan; recognize</p> <p>22 that beyond the single family, beyond the single</p> <p>23 family it is a code we theorize. We all</p> <p>24 recognize that. But, I think my recollection</p> <p>LAKE-COOK REPORTING</p> <p>(847) 415-2553</p> </div>

<div>65</div> <div> <div>08:21PM</div> <div>1 having been there, was there was significant</div> <div>2 time spent on resident-to-resident issues, the</div> <div>3 issues that I bring up to you relative to these</div> <div>4 other, recognize the reason it didn't appear was</div> <div>5 because I was reviewing all the landscape tree</div> <div>6 preservation plans, and all we are suggesting</div> <div>7 is, whether you agree that a precedent was set</div> <div>8 in 1998, a protocol was set neighbor to</div> <div>9 neighbor, resident to resident, and all we are</div> <div>10 suggesting to this Board and to the Village is</div> <div>11 distinct consideration be given to that because</div> <div>12 neighbor to neighbor it was good Village policy</div> <div>13 and remains good Village policy today and is not</div> <div>14 to be deserted.</div> <div>08:21PM</div> <div>15 I want to turn it over to my</div> <div>16 colleague, Don Matthews from Gewalt Hamilton.</div> <div>17 Thank you ladies and gentlemen.</div> <div>18 MR. MATTHEWS: Don Matthews, civil</div> <div>19 engineer with Gewalt Hamilton. I want to be</div> <div>20 brief tonight. I just want to accentuate a</div> <div>21 couple of points I made in a letter. In order</div> <div>22 to do that I want to do a little overview and</div> <div>23 that has to do with the grading.</div> <div>24 The homes on Hamilton Homes that</div> <div>LAKE-COOK REPORTING</div> <div>(847) 415-2553</div> </div>	<div>67</div> <div> <div>08:23PM</div> <div>1 held back by soil that's placed along the</div> <div>2 property line. So anything that can be done to</div> <div>3 lower that portion of the site is desirable from</div> <div>4 our standpoint, from an esthetic standpoint, and</div> <div>5 from a safety standpoint in dropping the high</div> <div>6 water level of that detention basin lower than</div> <div>7 the first floor levels of our buildings as well</div> <div>8 as lowering it so that there isn't reliance upon</div> <div>9 engineering fill be placed here and relying upon</div> <div>10 the native soils that are there already to</div> <div>11 basically digging a hole making the pond as</div> <div>12 opposed to building a berm and holding back that</div> <div>13 stormwater.</div> <div>14 There was some talk about exactly</div> <div>08:24PM</div> <div>15 how high is the roof going to be. And this is</div> <div>16 the reason why we have asked in the letter that</div> <div>17 cross sections be provided for us so that would</div> <div>18 really define the relationship of the first</div> <div>19 floors of our buildings, the first floor of</div> <div>20 their buildings, what will be walkout basements,</div> <div>21 what will be English basements, how many stories</div> <div>22 above the first floor their buildings will be,</div> <div>23 will it be a ranch or a two story; so having</div> <div>24 those cross sections I think is paramount to</div> <div>LAKE-COOK REPORTING</div> <div>(847) 415-2553</div> </div>
<div>66</div> <div> <div>08:22PM</div> <div>1 are proposed are shown as small rectangles on</div> <div>2 their plan; but if you think about it, they can</div> <div>3 really build a house anywhere within the</div> <div>4 building setback line along those lots. So even</div> <div>5 though you might see a small rectangle on a</div> <div>6 plan, we have to look at it in terms of where</div> <div>7 could a house physically be. So in other words,</div> <div>8 any of these homes here or here (indicating),</div> <div>9 can be within, at this point within 30 feet of</div> <div>10 our lot line. Our buildings are about 40 feet a</div> <div>11 little bit further from that lot line.</div> <div>12 The homes, the land as it lies now</div> <div>13 here and here (indicating), the top of the</div> <div>14 foundation grade that's proposed here is about</div> <div>15 eight and a half feet higher than existing</div> <div>16 grade. And at this point here it is three and</div> <div>17 four feet high. Those houses are also seven to</div> <div>18 nine feet higher than the elevation the finished</div> <div>19 floors of our building, that kind of gives us</div> <div>20 why we are concerned about that, that grade</div> <div>21 differential.</div> <div>22 The other reason the high water</div> <div>23 level is four inches below the first floor</div> <div>24 elevation of our unit, and the way that water is</div> <div>LAKE-COOK REPORTING</div> <div>(847) 415-2553</div> </div>	<div>68</div> <div> <div>08:25PM</div> <div>1 addressing our concerns, and I think would be</div> <div>2 very helpful in ensuring that they are meeting</div> <div>3 the intent of the order to elevation of the</div> <div>4 homes with respect to existing grade.</div> <div>5 From my viewpoint I think it is</div> <div>6 possible to lower the portion, this portion of</div> <div>7 the site 12 and 24 inches beyond what they have</div> <div>8 now. I elaborated on this in a letter but I</div> <div>9 think you need to increase the slope of the road</div> <div>10 off of Lake-Cook Road.</div> <div>11 I know there is concern about, the</div> <div>12 yard line is the proposed profile as shown as</div> <div>13 the Hamilton Homes plans and the green line is</div> <div>14 what I think is a possibility to get some more</div> <div>15 grade change down at the bottom of the</div> <div>16 cul-de-sac here, what they are doing is they are</div> <div>17 coming uphill for a short distance and going</div> <div>18 downhill, what I'm suggesting is they go</div> <div>19 downhill relatively flat grade and then go down</div> <div>20 a little bit steeper.</div> <div>21 I understand that that may take a</div> <div>22 little bit more storm off of Lake-Cook Road,</div> <div>23 that's a mess, anywhere you want it down it is.</div> <div>24 From that standpoint that doesn't bother me; I'm</div> <div>LAKE-COOK REPORTING</div> <div>(847) 415-2553</div> </div>

<p style="text-align: center;">69</p> <p>1 more concerned about the grade differential on 2 the stormwater detention basin and its 3 relationship to our unit. So we look forward to 4 keep working with Hamilton Homes and we 08:26PM 5 appreciate the opportunity for us to be able to 6 present our concerns to you this evening. 7 MR. HAYWARD: Elaborate the concern, the 8 sheeting concern. 9 MR. MATTHEWS: Sure. It's been touched 08:26PM 10 on a little bit here tonight, and I think we can 11 get it worked out; but certainly the fact that 12 this land really is coming at us at a big clip, 13 we want to make sure that doesn't just boil by 14 and run into our property. We want to make 08:26PM 15 sure it is intercepted and brought in the 16 detention basin, it is restricted and brought 17 in our site. 18 We don't have a problem that the 19 fact it is flowing to us, we understand it is 08:26PM 20 upstream from us. We are required by law to 21 take that, though we want to make sure it is 22 managed properly. 23 COMMISSIONER BURROUGHS: Your green 24 line, is that increasing the height of the</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>	<p style="text-align: center;">71</p> <p>1 stormwater rush by, it doesn't have the capacity 2 to get in, then you need more water pushing into 3 the system, that as well as in showing that the 4 grading along that property line, particularly 08:28PM 5 along their north property line here, is able to 6 divert it in the pond as opposed to allowing it 7 to spill. 8 COMMISSIONER SCHLOSSBERG: You heard 9 public works' response, do you feel -- 08:28PM 10 Mr. Burmeister's response, do you feel that they 11 are moving in that direction, or is there 12 something else you still need to hear about 13 that? 14 MR. MATTHEWS: I'm certain that that can 08:28PM 15 be addressed. 16 CHAIRPERSON BUSH: Dennis, how do you 17 feel about reducing the slope? 18 MR. BURMEISTER: Well -- and Don, I 19 guess my question is, what percentage of that 08:28PM 20 green line -- 21 MR. MATTHEWS: Six percent. Again, I 22 made the reference to Hillside Farm Subdivision 23 being at eight percent, so that's a 6 to 24 7 percent slope, so we have, already have</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>
<p style="text-align: center;">70</p> <p>1 retaining wall you said? 2 MR. MATTHEWS: I don't know. I think if 3 anything it may increase the height of the 4 retaining wall along their west property line if 08:27PM 5 there were retaining walls. 6 COMMISSIONER BURROUGHS: Your property 7 line, the back? 8 MR. MATTHEWS: It wouldn't have an 9 impact on the retaining walls on our property. 08:27PM 10 COMMISSIONER BURROUGHS: The existing 11 the green line -- 12 MR. MATTHEWS: The green line is 13 proposed, the existing grade is right here so 14 there is a profile. Does that answer your 08:27PM 15 question? 16 COMMISSIONER SCHLOSSBERG: There was 17 talk earlier Hamilton Homes said they would be 18 willing to consider another, must be a third 19 interceptor there on the swale. Would that 08:27PM 20 begin to address your concern about the flow? 21 MR. MATTHEWS: There is always two 22 issues, one is the low flow when you get the 23 nuisance storm, most of that would be picked up 24 in the basin. When you get the two-year</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>	<p style="text-align: center;">72</p> <p>1 subdivisions with eight. And I think that way 2 you go out and see what it actually is. And 3 it's not awful. Ideally we like to keep things 4 around five. 08:29PM 5 CHAIRPERSON BUSH: Yes, I guess you do. 6 MR. MATTHEWS: What one percent means is 7 one vertical foot over 100 feet. 8 CHAIRPERSON BUSH: Right. 9 COMMISSIONER SCHLOSSBERG: You don't 08:29PM 10 recommend public works street cleaning or -- 11 MR. BURMEISTER: I guess there is 12 snowplow. 13 Again I think our real comments 14 are, we would like to sit down and take a good 08:30PM 15 look at grading, understanding there is some 16 concerns out there. And if we have to increase 17 the slope, I think we can certainly live with, 18 one percent is negligible. 19 CHAIRPERSON BUSH: Okay. 08:30PM 20 MR. MATTHEWS: All right, thank you. 21 MR. SIDDIQUI: I want to make a comment. 22 This morning I met with Ed with the 23 Garlands and basically we gave them, right after 24 you receive the plan if there is something that</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>

<p style="text-align: center;">73</p> <p>1 you don't agree with, something that you don't 2 like it, please let us know what you would like 3 in lieu of what we have proposed there. So that 4 issue of landscaping can be solved. I don't see 08:31PM 5 a problem there, in terms of maybe some of the 6 plant material in providing better screen for 7 the villas. 8 Number 2, the elevation of this 9 high water level that they prefer to see lower, 08:31PM 10 I discussed with my engineer on that today 11 before I came to this meeting, we certainly can 12 lower it, high water levels, we can go down 13 about six inches to a foot from what is 14 proposed, provided acceptable to the Village 08:31PM 15 engineer and if they would accept that. But 16 these are some of the things that we will be 17 discussing with Dennis, their engineer, our 18 engineer, and with Garlands. Sitting down at 19 the table we can solve that issue. We can 08:31PM 20 resolve it in terms of the landscaping which I 21 already indicated this morning. 22 In regards to the slope of the 23 street, as a developer, one of the prime 24 concerns, like do they take pride in their work,</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>	<p style="text-align: center;">75</p> <p>1 comments. If they want a certain height of a 2 building, we would like to see, we would like to 3 examine that, we would examine that with our 4 engineer and engineer of the Village and if that 08:33PM 5 is acceptable to us, we absolutely have no 6 problem in providing that. I just wanted to 7 reiterate that. 8 CHAIRPERSON BUSH: Other members of the 9 public, if anyone would like to address us, 08:33PM 10 raise your hand and lets have you come up and 11 talk, Mr. Burdette? 12 MR. BURDETTE: Dave Burdette. I'm an 13 ordinary citizen -- 14 CHAIRPERSON BUSH: Used to be a Village 08:33PM 15 Trustee. 16 MR. BURDETTE: (Continuing.) -- 612 East 17 Main Street. And I trust that you all had 18 received the letter that I had sent. 19 CHAIRPERSON BUSH: We did. We are happy 08:33PM 20 to receive that into evidence. 21 MR. BURDETTE: I would like to mention 22 the comments that I had -- by the way I think 23 the development is very very nice. I think many 24 things have been considered. I'm glad to see a</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>
<p style="text-align: center;">74</p> <p>1 we want to take pride in our work, we don't want 2 to drop the street to satisfy one concern and 3 leave the esthetic of the entire subdivision. 4 The people that are going to be occupying these 08:32PM 5 11 homes, I want to make sure that the curb 6 appeal is there for that, so -- but bringing it 7 down another six inches to a foot, personally, 8 from the engineering aspect being an engineer 9 myself, we don't see a problem in doing that, in 08:32PM 10 providing the Garlands with that. Again, it is 11 up to the review of the engineer, if that is 12 acceptable to them, we can lower that. 13 Going back to what Dennis brought 14 up, as you review all the things it affects, the 08:32PM 15 other portion of the development which is the 16 slope of this area, what we would do, first of 17 all try and establish the part of the elevation 18 and the elevation of this particular house and 19 address the landscape issue and move forward, 08:33PM 20 move down south and go one by one on those lots 21 and address them. And we have agreed with 22 Garlands, not even today but in all our previous 23 meetings, that we will follow as long as we get 24 comments, specific comments rather than general</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>	<p style="text-align: center;">76</p> <p>1 sensitivity toward the trees, although there's 2 some issues over that. But that's important. 3 But I would like to make three 4 comments that I had addressed in my letter for 08:34PM 5 everyone here to consider, and those are that 6 improvements to Main Street include extension of 7 curbs and gutters on the south side of Main 8 Street from the current curbs and gutters just 9 west of the intersection of George Street and 08:34PM 10 Main Street on to the intersection of Glendale 11 and Main Street. There is already a problem of 12 traffic driving off the road and over parkways 13 to go around eastbound traffic making a left 14 turn into driveways. This subdivision will make 08:34PM 15 the situation a little bit worse. And so I 16 would just like to bring up that issue. 17 I notice that there was about 18 \$30,000 that could be spent on trees, so I would 19 ask the tree plantings along the Main Street 08:35PM 20 parkways on both the north and south side of 21 Main Street be included and that some of that 22 money be spent to improve that streetscape. 23 And the other thing that I would 24 like to mention is that street lights that are</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>

<p style="text-align: right;">77</p> <p>1 installed, be it the type that shine light down; 2 similar to the street light that's located at 3 the north side of the intersection of George and 4 Main, rather than out to the side which seems to 08:35PM 5 be the norm on most streets, and those that 6 shine into your bedrooms and living rooms and so 7 I ask that that be considered. Thank you very 8 much for your time. 9 CHAIRPERSON BUSH: Thank you, 08:35PM 10 Mr. Burdette. Mr. Burdette and I sat at many 11 meetings next to each other. 12 Ms. Schlossberg has asked that you 13 explain number 1. 14 COMMISSIONER SCHLOSSBERG: I understand 08:36PM 15 what you're asking. I'm not sure, is that to 16 address the, what does that do, discourage the 17 cut-around traffic? 18 MR. BURDETTE: Improve, extend curbs 19 down on the north side of the street. Why they 08:36PM 20 didn't do it on both sides of the street when 21 they were doing it is a complete mystery to me. 22 But because they didn't, people now just drive 23 up on to the parkways, or drive up in between 24 the telephone pole and the corner of George</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>	<p style="text-align: right;">79</p> <p>1 CHAIRPERSON BUSH: Lake and Cook, 2 exactly. 3 COMMISSIONER BURROUGHS: Is there a 4 watershed issue? 08:37PM 5 MR. EVANS: I don't know. 6 MR. BURMEISTER: You are correct. 7 That's the reason it's done. 8 MR. BURDETTE: If I might make one 9 comment, there is an awful lot of water that 08:37PM 10 flows down the south side and toward Glendale. 11 This gets to be a puddle when there is a heavy 12 rain; while it might not be a big watershed 13 issue, there is also a watershed issue on the 14 south side. 08:37PM 15 CHAIRPERSON BUSH: Thank you, 16 Mr. Burdette. 17 Other residents, we are happy to 18 have anybody that has anything to do -- 19 MS. SHROPSHIRE: Amy Shropshire, 08:38PM 20 S-h-r-o-p-s-h-i-r-e, and I just have a concern. 21 I don't see any sidewalk on Main Street, on any 22 of these plans and there is an existing sidewalk 23 now. 24 MR. EVANS: I believe the sidewalk</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>
<p style="text-align: right;">78</p> <p>1 Street. 2 COMMISSIONER SCHLOSSBERG: To stop the 3 cut-around traffic? 4 MR. BURDETTE: It's not a good 08:36PM 5 situation. It is not a safe situation for 6 people walking along. And while I recognize 7 this is on the south side of Main Street, and 8 this subdivision is on the north side of Main 9 Street, I think perhaps this is a good time to 08:36PM 10 bring that up at some point in time that should 11 be considered. 12 COMMISSIONER SCHLOSSBERG: That's fine. 13 It went over my head. 14 MR. BURDETTE: Thank you. 08:37PM 15 COMMISSIONER EHRLE: Along the line on 16 the north side did the curb and gutter -- 17 MR. BURDETTE: It goes all the way down 18 to Glendale. And like I said when IDOT put that 19 in, I thought it was going to do the same thing 08:37PM 20 on the south side and at least it would be the 21 same on both sides of the street. 22 CHAIRPERSON BUSH: Didn't do it, mystery 23 of IDOT. 24 MR. EVANS: Lake and Cook.</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>	<p style="text-align: right;">80</p> <p>1 existing -- 2 MR. SIDDIQUI: There is an existing 3 five-foot wall here that is shown here on our 4 plans and we can verify that. 08:38PM 5 MS. SHROPSHIRE: There is children 6 crossing the street. 7 MR. EVANS: There is not a sidewalk on 8 the north side of Main Street. 9 MS. SHROPSHIRE: There is. 08:38PM 10 CHAIRPERSON BUSH: I mean, it's in your 11 plan as well, you are not taking it out. 12 MS. SHROPSHIRE: I don't see it on the 13 plan. 14 CHAIRPERSON BUSH: It is on their plan, 08:38PM 15 that's what they are saying. 16 COMMISSIONER BURROUGHS: I think it got 17 lost on the plan. 18 MR. EVANS: I think it is all right in 19 the right of way, if they damage anything as a 08:39PM 20 sidewalk, they would have to replace the 21 sidewalk. 22 So if the trucks go in and beat up 23 this whole area, they would have to put a new 24 sidewalk put in, that's typically a condition by</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>

<div>81</div> <div> <p>1 our public works department; if anything is</p> <p>2 damaged, they have to restore it.</p> <p>3 CHAIRPERSON BUSH: It is there though.</p> <p>4 MR. BURMEISTER: It is inside, it's in</p> <p>08:39PM 5 there, (indicating), and then the other</p> <p>6 sidewalks are going to connect to it, this is</p> <p>7 the sidewalk.</p> <p>8 CHAIRPERSON BUSH: We're in the habit of</p> <p>9 putting them in, not taking them out. We</p> <p>08:39PM 10 certainly make as a condition that the sidewalk</p> <p>11 be maintained because we know that there are a</p> <p>12 lot of walkers on Main Street as well.</p> <p>13 Other resident comments, citizen</p> <p>14 comments -- yes, your name and address?</p> <p>08:40PM 15 MR. MARLOW: Clint Marlow. I live at</p> <p>16 106 North Glendale, and though appreciating the</p> <p>17 sides of our neighbors, the Garlands, I don't</p> <p>18 hear a lot of conversation around the impact</p> <p>19 both esthetically and from a water runoff for</p> <p>08:40PM 20 those homes on Glendale. What do we expect</p> <p>21 esthetically to those homes and what do we</p> <p>22 predict from a runoff impact?</p> <p>23 CHAIRPERSON BUSH: Dennis, do you want</p> <p>24 to talk about the runoff impact?</p> <p>LAKE-COOK REPORTING</p> <p>(847) 415-2553</p> </div>	<div>83</div> <div> <p>1 about, certainly the villas looking out the</p> <p>2 master bedrooms looking out at the homes; and</p> <p>3 again daily we'll be in our kitchen, on our</p> <p>4 decks, and in our bedrooms looking at what today</p> <p>08:42PM 5 is very scenic woods. What can we expect</p> <p>6 tomorrow?</p> <p>7 CHAIRPERSON BUSH: The developer should</p> <p>8 have had a neighborhood meeting with all of you.</p> <p>9 MR. SIDDIQUI: We did.</p> <p>08:42PM 10 CHAIRPERSON BUSH: Were you at a</p> <p>11 neighborhood meeting?</p> <p>12 MR. MARLOW: I was not aware.</p> <p>13 MR. SIDDIQUI: We mailed out to</p> <p>14 everybody.</p> <p>08:42PM 15 MR. MARLOW: I don't dispute that.</p> <p>16 MR. SIDDIQUI: Just to answer your</p> <p>17 question, these buildings that we are proposing</p> <p>18 will be approximately 45 feet deep -- if you</p> <p>19 recall these lots are approximately 155,</p> <p>08:42PM 20 160 feet deep, so from the front of the</p> <p>21 property, setbacks are 30 feet, so roughly</p> <p>22 around 75 feet maximum if that building were to</p> <p>23 be built on these lots, there will be from our</p> <p>24 property to the back of the building there would</p> <p>LAKE-COOK REPORTING</p> <p>(847) 415-2553</p> </div>
<div>82</div> <div> <p>1 MR. BURMEISTER: Let me take this plan</p> <p>2 here. They have got a similar on the east side</p> <p>3 here, which is a swale which again has been</p> <p>4 designed to carry what would be determined the</p> <p>08:40PM 5 100-year rain event, so that's the very large</p> <p>6 rain event so that it doesn't go off property</p> <p>7 towards the Glendale, so it is all to be</p> <p>8 contained within the property here (indicating),</p> <p>9 and then go down to the pond -- yes, they do</p> <p>08:41PM 10 have storm sewer inlets proposed that would pick</p> <p>11 up the stormwater, convey it in a pipe.</p> <p>12 And in the event the pipe was</p> <p>13 unable to handle it, or the inlets were clogged,</p> <p>14 it will run over land to the detention pond. So</p> <p>08:41PM 15 theoretically should not sheet off the site. It</p> <p>16 could actually cut in swale, there is some sheet</p> <p>17 drainage out there now. It is fairly flat, they</p> <p>18 have a big swale in there.</p> <p>19 CHAIRPERSON BUSH: So that answers your</p> <p>08:41PM 20 question about the water runoff.</p> <p>21 MR. BURMEISTER: The other portion I'm</p> <p>22 not sure I would be capable of answering -- you</p> <p>23 mean esthetics of the home?</p> <p>24 MR. MARLOW: Esthetically we talked</p> <p>LAKE-COOK REPORTING</p> <p>(847) 415-2553</p> </div>	<div>84</div> <div> <p>1 be approximately 85 feet of setback and then</p> <p>2 what other setback you have so between the</p> <p>3 buildings, I don't know exactly what the depths</p> <p>4 of your back yard are, but I'm assuming there is</p> <p>08:43PM 5 55 to -- 50 feet or 45 feet of backyard from the</p> <p>6 back of your house to the property line. There</p> <p>7 will be a separation of about approximately</p> <p>8 150 feet building to building, so to speak.</p> <p>9 CHAIRPERSON BUSH: Then you do put</p> <p>08:43PM 10 landscaping along --</p> <p>11 MR. SIDDIQUI: We do put landscaping</p> <p>12 even though some of these trees are going to be</p> <p>13 removed, but we will try our best to preserve as</p> <p>14 many as we can in building the house. We will</p> <p>08:43PM 15 try and protect and we will make sure that we</p> <p>16 keep the public works in the loop as we make</p> <p>17 progress on them.</p> <p>18 CHAIRPERSON BUSH: Mr. Siddiqui,</p> <p>19 Mr. Gansz had an excellent point. We did hold</p> <p>08:44PM 20 the Garlands to a fairly high standard in making</p> <p>21 them meet with each landowner along their</p> <p>22 property line to talk about settling issues and</p> <p>23 the landscaping that they are looking to have,</p> <p>24 and I would charge you with the same</p> <p>LAKE-COOK REPORTING</p> <p>(847) 415-2553</p> </div>

<p style="text-align: right;">85</p> <p>1 responsibility. You need to meet with the 2 individual homeowners, you need to meet their 3 concerns. 4 I'm not saying you should plant 08:44PM 5 them an arboretum, they should feel that their 6 property is their property. And they are not 7 looking in your folk's back yard and you are not 8 looking into their bathroom. 9 MR. SIDDIQUI: Are you proposing us 08:44PM 10 to -- 11 CHAIRPERSON BUSH: I'm asking you to be 12 a good neighbor because that is one of our 13 requirements that you be a good neighbor, that 14 you meet with your property owners that are 08:44PM 15 going to abut you. 16 MR. SIDDIQUI: We did have a few 17 homeowners at our predevelopment meeting. 18 CHAIRPERSON BUSH: How many homeowners? 19 MR. SIDDIQUI: 16 people I have exactly. 08:44PM 20 But what we will do as suggested, 21 we will put a cover letter and attach our 22 landscaping plans and we will mail to all these 23 homeowners, and we will wait for their comment. 24 And if they desire to meet with us, I'll be glad <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p> </p>	<p style="text-align: right;">87</p> <p>1 CHAIRPERSON BUSH: Any other residents 2 have any concerns? 3 Paul, do you have any other 4 comments to make? 08:46PM 5 MR. EVANS: No, I guess not about -- 6 COMMISSIONER BURROUGHS: I have a 7 question for Paul. 8 CHAIRPERSON BUSH: Absolutely. 9 COMMISSIONER BURROUGHS: As he 08:46PM 10 referenced to the trees again, as it was stated 11 in the landscaping plan, the tree preservation 12 and management ordinance said that they had to 13 plant 448 inches or 112 trees of four-inch 14 caliper as a replacement for not preserving the 08:46PM 15 significant trees, so they propose to install 16 31, four-inch trees leaving 81, four-inch trees 17 to be turned into the fee-in-lieu of. Wouldn't 18 it be nice to have those trees back on the side 19 if everybody is so concerned about the 08:46PM 20 landscaping, especially if the -- 21 MR. EVANS: I think it's, I think 22 obviously they are paying for some trees so if 23 people think it is a little light, I would think 24 they could add it back, it would be of a <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p> </p>
<p style="text-align: right;">86</p> <p>1 to go out and see them. 2 CHAIRPERSON BUSH: All right, does that 3 satisfy some your requirements? 4 MR. MARLOW: Sure. 08:45PM 5 CHAIRPERSON BUSH: Take each other up on 6 that. 7 MR. MARLOW: And I don't want you to 8 misunderstand. We have no preconceived notion. 9 We are more wondering what to expect. 08:45PM 10 MR. SIDDIQUI: From day one our 11 attitude, Hamilton Homes, we have tried our best 12 and utmost to cooperate with each and every 13 individual, not only the homeowner, the 14 Garlands, and your development next door, and 08:45PM 15 with the Village, and we have tried to address 16 as we go along and we will be in close up with 17 Paul and as Paul been trying to help us talk to 18 them, we do this, we do that, so we have done 19 that. 08:45PM 20 It is the first time that I'm 21 hearing something like the setback or the 22 elevation of the houses. We will be glad to 23 furnish you with that information. If you want 24 to meet, we will be happy to do that for you. <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p> </p>	<p style="text-align: right;">88</p> <p>1 monetary benefit to the petitioner and if it 2 makes the homeowners happy -- 3 MR. SIDDIQUI: As you can see on the 4 landscaping plan we have added just about 08:47PM 5 every -- this would be personally our Hamilton 6 Homes first subdivision where we are planting 7 trees around the entire perimeter of the 8 property. Normally we do the parkway trees or 9 do landscaping around the house. We went ahead 08:47PM 10 and added all these trees. And as I said to Ed, 11 yes, we have enough room, we can accommodate 12 more trees out here. It is not going to be the 13 issue. 14 But I say based on our submittal, 08:47PM 15 and I think our review from the Village quite 16 satisfied with what we have done and it was 17 acceptable to him; but if there are any 18 suggestions on until we prepare the final, we'd 19 be glad to accommodate that. 08:48PM 20 COMMISSIONER BURROUGHS: Plant some 21 trees; nice to get them on the site. 22 CHAIRPERSON BUSH: Are the trees along 23 the east and west property lines deciduous or 24 coniferous? <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p> </p>

<p style="text-align: center;">89</p> <p>1 MR. GODZICKI: Deciduous.</p> <p>2 CHAIRPERSON BUSH: The homeowners might</p> <p>3 have some concerns about that because they don't</p> <p>4 provide year around.</p> <p>08:48PM 5 MR. GODZICKI: Daniel Godzicki, Rolf</p> <p>6 Campbell & Associates.</p> <p>7 The trees along the outside are all</p> <p>8 deciduous. The conditions for the most part are</p> <p>9 deciduous trees, meaning the trees will lose</p> <p>08:48PM 10 their leaves. There are some existing trees</p> <p>11 along the back here that are coniferous. They</p> <p>12 have lost all of their bottom needles so there</p> <p>13 is just a little sprig of green 60 feet in the</p> <p>14 air.</p> <p>08:48PM 15 The issues along the perimeter are</p> <p>16 such that the drainage patterns, I had to pick</p> <p>17 trees that are going to tolerate the water.</p> <p>18 Once I introduce the deciduous trees, I have to</p> <p>19 find evergreens that can take shades and there</p> <p>08:49PM 20 aren't many evergreens that can take shade and</p> <p>21 water; cedar is one providing that it will think</p> <p>22 its on steroids. And along with that we have</p> <p>23 douglas firs that are going in on the Garlands'</p> <p>24 property and that's from the tree standpoint is</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>	<p style="text-align: center;">91</p> <p>1 Douglas firs on the Garlands' property --</p> <p>2 MR. GODZICKI: I have some concerns. As</p> <p>3 a company we will represent the Village's -- we</p> <p>4 don't let new douglas firs get planted out in</p> <p>08:51PM 5 the open. These are one of those conditions</p> <p>6 where we would have said that the, okay, we</p> <p>7 might have said hemlock take a little more</p> <p>8 moisture, deal with the shade, but there is</p> <p>9 nothing from an evergreen standpoint that likes</p> <p>08:51PM 10 to be shaded and wet.</p> <p>11 MR. EVANS: Would you spell your name</p> <p>12 for the court reporter.</p> <p>13 MR. GODZICKI: G-o-d-z-i-c-k-i.</p> <p>14 Any other questions?</p> <p>08:52PM 15 CHAIRPERSON BUSH: Anybody else have any</p> <p>16 questions or comments before I let the</p> <p>17 petitioner wrap it up?</p> <p>18 COMMISSIONER EHRLE: I have a question</p> <p>19 about traffic. We have the report that</p> <p>08:52PM 20 essentially says that traffic is, according to</p> <p>21 the IDOT, we dealt with IDOT before, but the</p> <p>22 issue is because I drive by there all the time,</p> <p>23 where Kainer Road comes out, there is, actually</p> <p>24 Lake-Cook Road goes up, I don't know how many</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>
<p style="text-align: center;">90</p> <p>1 the toughest evergreen to grow because it needs</p> <p>2 shade, it needs good drainage.</p> <p>3 I have a whole list of things, they</p> <p>4 prefer neutral or slightly acid, well-drained,</p> <p>08:49PM 5 moist soils, fails on dry, poor soils, sunny,</p> <p>6 open, roomy conditions, injured by high winds,</p> <p>7 does best where there is an abundance of</p> <p>8 atmospheric moisture, if I were to add</p> <p>9 evergreens.</p> <p>08:49PM 10 CHAIRPERSON BUSH: There are 20 to 21</p> <p>11 douglas firs back there; one of the reason it's</p> <p>12 doing well is shade, put all evergreens in, they</p> <p>13 wouldn't be exposed to the sun and then they</p> <p>14 wouldn't have the winter wind and summer winds</p> <p>08:50PM 15 blowing against them, and then they would start</p> <p>16 to decay.</p> <p>17 COMMISSIONER BURROUGHS: Those are next</p> <p>18 to the retaining wall. Douglas firs at grade,</p> <p>19 moist, well drained. The installer did a good</p> <p>08:50PM 20 job with under drain the trees and they'll keep</p> <p>21 going once we get a wet season or too dry of a</p> <p>22 season and in most of those changes the trees</p> <p>23 all fail.</p> <p>24 COMMISSIONER EHRLE: So you think the</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>	<p style="text-align: center;">92</p> <p>1 feet, maybe it is ten feet, my concern is that</p> <p>2 when people come over the top of on Lake-Cook</p> <p>3 going eastbound, it is going to be really tough</p> <p>4 to see if there is traffic backed up in there.</p> <p>08:52PM 5 I'm just stating that issue because I have tried</p> <p>6 to come out on Kainer and go left or go west,</p> <p>7 and I have given up and go right and I go east</p> <p>8 because the cars come over the top of that hill</p> <p>9 and you don't have time if there is no sight</p> <p>08:53PM 10 line there. I have a traffic concern about</p> <p>11 that.</p> <p>12 MR. DAVID LYNAM: Our traffic expert is</p> <p>13 here, Mark De La Vergne, and he can address that</p> <p>14 question.</p> <p>08:53PM 15 MR. DE LA VERGNE: Mark De La Vergne,</p> <p>16 Land Strategies, Inc., 1700 West Irving Park</p> <p>17 Road, Chicago.</p> <p>18 We did take a look at that issue.</p> <p>19 We do meet the national standard; just as a much</p> <p>08:53PM 20 larger development there might be three or four</p> <p>21 cars that maybe an issue. Because this is such</p> <p>22 a small traffic generator, only be one car</p> <p>23 waiting there, we meet the standard.</p> <p>24 But IDOT is going to take a look at</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>

<p style="text-align: right;">93</p> <p>1 that as well and they are not going to allow us 2 if they don't deem it safe as well. 3 So we have done the profile, we 4 meet the standard, and we are going to discuss 08:54PM 5 with IDOT to get their sign off on that as well. 6 MR. EVANS: We met in August, we had our 7 transportation planner look at that and there 8 was concern for some time and then they had 9 presented a study, and the last study that they 08:54PM 10 presented he signed off on and said okay, he 11 said it looks like now their plan meets that, 12 but that initially was one of our concerns is 13 they come over the hill, what is going to 14 happen. 08:54PM 15 MR. DE LA VERGNE: 35 miles an hour it 16 helps as well. 17 COMMISSIONER BURROUGHS: Question too on 18 that, my thought was, was there any 19 consideration at all of a left-hand turn lane in 08:54PM 20 there? Is that possible? 21 MR. DE LA VERGNE: If we did a left-hand 22 turn lane, essentially almost from Northwest 23 Highway from -- once we started widening ours, 24 then IDOT would have to keep widening because of</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>	<p style="text-align: right;">95</p> <p>1 leaving, afternoon everyone coming in there 2 isn't going to be that much two-way traffic at 3 the access drive. 4 COMMISSIONER EHRLE: Will the curb come 08:56PM 5 around into the driveway? There is a curb on 6 Lake-Cook Road that runs to Glendale. 7 MR. DE LA VERGNE: Are we extending the 8 curb and gutter into the site? 9 COMMISSIONER EHRLE: Yes. 08:56PM 10 MR. SIDDIQUI: I believe so. 11 CHAIRPERSON BUSH: I would like to make 12 a comment. And again it is really a question 13 for staff. 14 Do we have in our ordinance 08:56PM 15 anything about front load versus side load 16 garages? 17 MR. EVANS: Not that -- no. 18 CHAIRPERSON BUSH: We talked about this 19 many times, and as late it is not an issue. A 08:57PM 20 much greater esthetic the side loading garages 21 than front loading garages. And all the models 22 have front loading garages. It may be cheaper. 23 MR. SIDDIQUI: I would love to build but 24 unfortunately the size of the lots, they won't</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>
<p style="text-align: right;">94</p> <p>1 all the intersections because the subdivisions 2 we would, they would just say basically take it 3 all the way over there. 4 COMMISSIONER BURROUGHS: I do drive that 08:55PM 5 many times and I have come close to getting rear 6 ended many times; people stop and waiting to 7 turn on the next street, the Glendale traffic. 8 When the first subdivision went in there, if 9 IDOT said build the left-turn lane, then this 08:55PM 10 probably could have been accommodated. 11 Essentially these are the last people that went 12 in. That would be a significant call as to 13 widen Main Street. 14 There are people sitting around 08:55PM 15 there waiting forever to make that left-hand 16 turn and it backs up to the stop light at the 17 point. 18 COMMISSIONER EHRLE: Do you propose any 19 divider in between the outgoing and incoming 08:55PM 20 with the new road at all? 21 MR. DE LA VERGNE: We just went one 22 inbound, one outbound, just so little traffic 23 that's it's going to generate because 24 single-family homes in the morning everyone</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>	<p style="text-align: right;">96</p> <p>1 be able to accommodate. 2 MR. EVANS: That's the thing with side 3 loaders, usually the width. 4 MR. SIDDIQUI: We would need 08:57PM 5 approximately an 18 square foot lot, a minimum 6 9200 feet width lot to make it work. 7 CHAIRPERSON BUSH: And I had another 8 comment, and this would just be a comment really 9 about the Garlands site. 08:57PM 10 We did work long and hard on the 11 Garlands project, many Saturdays were spent at 12 the middle school with happy, unhappy initially 13 and very happy ultimately resident neighbors. 14 And we talked long and hard about not having 08:58PM 15 houses look over other houses so that there was 16 some consistency. 17 I just want to make sure that 18 whatever grade we use, however it happens, the 19 house at the very back left corner and I don't 08:58PM 20 know which lot number -- 21 MR. EVANS: Lot 6. 22 CHAIRPERSON BUSH: Isn't looking down 23 into somebody's bedroom. I don't know how you 24 arrange that. I don't know how you screen it.</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>

<p style="text-align: center;">97</p> <p>1 I don't know how you landscape it. Undoubtedly</p> <p>2 your homes are going to be expensive, the</p> <p>3 Garlands is expensive; everyone has the right</p> <p>4 not to have somebody peering on them.</p> <p>08:58PM 5 So how that needs to be taken care</p> <p>6 of, I want to make sure that gets addressed,</p> <p>7 whatever we need to do.</p> <p>8 MR. EVANS: So you are saying it could</p> <p>9 be screened?</p> <p>08:59PM 10 CHAIRPERSON BUSH: Screened, height</p> <p>11 adjustment.</p> <p>12 MR. SIDDIQUI: Is the relocation of the</p> <p>13 window is another option?</p> <p>14 CHAIRPERSON BUSH: Relocation of the</p> <p>08:59PM 15 window, but I do think it is important not to</p> <p>16 screw up everybody's house. These are all</p> <p>17 expensive homes. These homes are not going to</p> <p>18 be cheaper either. I expect they are going to</p> <p>19 be \$800,000 or better. I think that everybody</p> <p>08:59PM 20 deserves to have a nice view and not to be</p> <p>21 looking into somebody's bathroom. So I guess</p> <p>22 that's my charge.</p> <p>23 And the same thing, I'm not</p> <p>24 concerned about the houses in Glendale only</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>	<p style="text-align: center;">99</p> <p>1 12-lot proposal and we have lost an entire lot</p> <p>2 which is a significant financial penalty to the</p> <p>3 developer.</p> <p>4 They have accommodated the comments</p> <p>09:00PM 5 as they have been made by the Garlands, and we</p> <p>6 will continue to do so. I think the testimony</p> <p>7 tonight supports the fact that the proposal is</p> <p>8 within the confines of the subdivision</p> <p>9 ordinances without exceptions or variances. And</p> <p>09:01PM 10 we appreciate and we thank the Plan Commission</p> <p>11 for its time.</p> <p>12 CHAIRPERSON BUSH: Thank you.</p> <p>13 Okay, we will close public comment.</p> <p>14 Anybody have any comments, questions, thoughts,</p> <p>09:01PM 15 motions?</p> <p>16 COMMISSIONER BURROUGHS: One thought,</p> <p>17 hoping this isn't taken the wrong way, do we</p> <p>18 have enough information to pass on all of this?</p> <p>19 My concern is we have a lot of work that's going</p> <p>09:01PM 20 to be done about what actually this is going to</p> <p>21 be with grade changes. Do we have enough</p> <p>22 confidence in passing this?</p> <p>23 CHAIRPERSON BUSH: It seems there is a</p> <p>24 lot of work to be done to get to the Village</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>
<p style="text-align: center;">98</p> <p>1 because I think there is a lot of setback</p> <p>2 between your proposed site and the neighbors</p> <p>3 over there. And if there is screening, I think</p> <p>4 it should be fine. But I am concerned about</p> <p>08:59PM 5 they all back up really close to the back end.</p> <p>6 And I really do want to see you work with the</p> <p>7 Garlands so that the pond level is lower, enough</p> <p>8 lower that there is not going to be ground</p> <p>9 runoff into their site. Having bailed out my</p> <p>09:00PM 10 basement three times last Sunday morning, the</p> <p>11 hundred year storm that happens every year here,</p> <p>12 I don't want everybody else have to do that. So</p> <p>13 I want to make sure we don't have water issues.</p> <p>14 Those are my comments. Anybody else have any</p> <p>09:00PM 15 other comments?</p> <p>16 Petitioner, you have the last word.</p> <p>17 Do you have anything else to say?</p> <p>18 MR. DAVID LYNAM: In summary I think the</p> <p>19 comments we received tonight, we appreciate how</p> <p>09:00PM 20 staff has worked with us. I think for myself I</p> <p>21 think I can say that my client has expressed a</p> <p>22 great degree of flexibility, accommodated the</p> <p>23 comments from the staff.</p> <p>24 We started this project with a</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>	<p style="text-align: center;">100</p> <p>1 Board.</p> <p>2 MR. EVANS: I think it's the grade</p> <p>3 issues is primarily -- now that's again the side</p> <p>4 of responding to some of the comments we heard</p> <p>09:02PM 5 from the Garlands regarding landscaping and the</p> <p>6 lighting. But as far as I thought from public</p> <p>7 works' perspective the main one is just is there</p> <p>8 anything more we should do with the grade. But</p> <p>9 their review with their consultant initially was</p> <p>09:02PM 10 the concept of what they are doing is sound and</p> <p>11 it is more of tweaking the angles to make sure</p> <p>12 that I guess to ensure safety that there isn't a</p> <p>13 runover of flow of the water.</p> <p>14 COMMISSIONER BURROUGHS: That was the</p> <p>09:02PM 15 issue of the drainage and the landscaping issues</p> <p>16 and that kind of stuff, just sort of asking the</p> <p>17 Commission members if we have question whether</p> <p>18 we think we have enough to go ahead and make a</p> <p>19 decision or not.</p> <p>09:02PM 20 CHAIRPERSON BUSH: What does everybody</p> <p>21 think about that?</p> <p>22 COMMISSIONER HOGAN: I guess I want to</p> <p>23 clear up, Paul, in terms of where, obviously we</p> <p>24 are approving this or be asked to approve this</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>

<p style="text-align: right;">101</p> <p>1 without construction. So in terms of some of</p> <p>2 these issues like lighting on an individual</p> <p>3 house, and screening with respect to individual</p> <p>4 developments, and where in the process is that</p> <p>09:03PM 5 evaluated, assuming for the moment that they</p> <p>6 were approved tonight?</p> <p>7 MR. EVANS: Some of it, you know, is</p> <p>8 definitely during permit.</p> <p>9 Now if there is specific issues</p> <p>09:03PM 10 that the Garlands brought up as far as not</p> <p>11 allowing lights on the buildings or certain</p> <p>12 angles to shine, I mean we would normally just</p> <p>13 apply our ordinance which says zero lumens at</p> <p>14 the lot line or something like that -- or excuse</p> <p>09:03PM 15 me, one footcandle at the lot line, whatever the</p> <p>16 code requirements would be.</p> <p>17 COMMISSIONER HOGAN: Right.</p> <p>18 MR. EVANS: Other things, landscaping,</p> <p>19 as far as the actual placement of the trees, you</p> <p>09:03PM 20 know, that's something else that we can work</p> <p>21 through, if there is concern, but --</p> <p>22 COMMISSIONER HOGAN: Work through when?</p> <p>23 MR. EVANS: When that's, if you want</p> <p>24 more trees than exists there, I mean I think of</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>	<p style="text-align: right;">103</p> <p>1 how far do we go, I mean we need it to</p> <p>2 conceptually work but how far do we ask them to</p> <p>3 final engineer the site at this development</p> <p>4 stage.</p> <p>09:05PM 5 But there are some key issues on</p> <p>6 the grading, there is some challenges but I</p> <p>7 guess that's somewhat the decision the Board, or</p> <p>8 the Commission if you want them to bring this</p> <p>9 back as opposed to charge staff with several of</p> <p>09:05PM 10 these issues. What staff is saying, that the</p> <p>11 grading issues have to be worked out before we</p> <p>12 go to the Village Board.</p> <p>13 Now, as far as and we need other</p> <p>14 direction and they are going to meet with the</p> <p>09:06PM 15 Garlands regarding landscaping, if there is</p> <p>16 other requirements regarding lighting or other</p> <p>17 issues, those are things that if they are not</p> <p>18 resolved, those are things that I'm sure the</p> <p>19 Garlands would be able to bring up either to our</p> <p>09:06PM 20 Board or send staff a letter and things that we</p> <p>21 may be able to interject into this plan prior</p> <p>22 to --</p> <p>23 COMMISSIONER BURROUGHS: That would be</p> <p>24 my concern, if it goes past us now, okay, these</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>
<p style="text-align: right;">102</p> <p>1 what direction you would want staff to follow on</p> <p>2 that. I mean you would put a condition --</p> <p>3 CHAIRPERSON BUSH: He signed off on this</p> <p>4 already.</p> <p>09:04PM 5 MR. EVANS: Puzzling to me too he</p> <p>6 reviewed the plan twice, and he was the one I</p> <p>7 asked about contribution for the trees so that's</p> <p>8 why I'm confused as far as what wasn't meeting</p> <p>9 the ordinance and when it was mentioned about</p> <p>09:04PM 10 more screening, are there more trees that should</p> <p>11 be planted and no, I think that there are about,</p> <p>12 I want to say about the max and some of it I</p> <p>13 think is concerning the size of the tree and</p> <p>14 squeezing out the trees adjacent to it; but if</p> <p>09:04PM 15 there are more room to put more in, staff</p> <p>16 doesn't have any objection to that.</p> <p>17 And I think some of it is from the</p> <p>18 tone that I understand tonight is really working</p> <p>19 with the neighbors to say what is going to be,</p> <p>09:05PM 20 what is reasonable, you know, and again people</p> <p>21 can say I want five trees and as evidenced that</p> <p>22 you put in five trees and two of them die, so</p> <p>23 what do you end up with.</p> <p>24 But the other thing tonight too is,</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>	<p style="text-align: right;">104</p> <p>1 other issues require public input into that, all</p> <p>2 that sharing goes to staff and it may not, the</p> <p>3 inputs may not get to them and I want to make</p> <p>4 sure that as this gets redone, that everybody</p> <p>09:06PM 5 that had initial input into it has a chance to</p> <p>6 get the second input into it too.</p> <p>7 MR. EVANS: Right.</p> <p>8 COMMISSIONER MCCAULEY: I had a concern</p> <p>9 as well. I think you are 100 percent right, and</p> <p>09:06PM 10 the Garlands raised a good issue about trying to</p> <p>11 make this area as livable as possible by</p> <p>12 optimizing the landscaping.</p> <p>13 And listening to the discussion, it</p> <p>14 sounded like we thought roughly between the</p> <p>09:07PM 15 houses in this division and the houses on</p> <p>16 Glendale, we might have maybe 130 or 145 feet</p> <p>17 house to house, I think that was about, and that</p> <p>18 struck me too because from my back fence until</p> <p>19 my curb line is about 135 feet, what I'm seeing</p> <p>09:07PM 20 is a difference of 8 to 12 feet in elevation</p> <p>21 between this development and the people in</p> <p>22 Glendale. That's going to, that's going to</p> <p>23 appear quite close. It's going to appear closer</p> <p>24 than it sounds just from the numbers, so I'm</p> <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p>

<p style="text-align: right;">105</p> <p>1 getting back to what Harry is saying, it might 2 be that the Garlands has raised a very good 3 point, maybe we should ask the petitioner to 4 come back one more time once that's resolved 09:08PM 5 with the neighbors. 6 CHAIRPERSON BUSH: Rip-rap, it's really 7 not pretty, it's what you see in the country, 8 it's not what you see, and we certainly didn't 9 let the Garlands do rip-rap. I want to see 09:08PM 10 something nicer than rip-rap because people are 11 going to look at this. 12 COMMISSIONER EHRLER: I think that 13 there's enough issues. I think I appreciate 14 what the Hamilton Court Group has done. There's 09:08PM 15 been a lot of work, but there's some issues. We 16 can have them leave and what we send to the 17 Board, have these issues resolved. 18 COMMISSIONER SCHLOSSBERG: I would need 19 clarification of what those things are. I think 09:08PM 20 we want to hear from the neighbors and the 21 Garlands again on this. We want to hear on 22 rip-rap, what are the other open issues that we 23 need them to return to us on? 24 CHAIRPERSON BUSH: Grading. <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p> </p>	<p style="text-align: right;">107</p> <p>1 saying regular household lighting. 2 COMMISSIONER SCHLOSSBERG: But not, no 3 lighting. I would have a problem with that. 4 CHAIRPERSON BUSH: There is security 09:10PM 5 issues with having no lighting. I agree with 6 that. 7 COMMISSIONER HOGAN: I wasn't here when 8 you all were evaluating the Garlands' 9 development, and so I guess I'm not in a 09:10PM 10 position to comment on the standards that it was 11 held to; but I do, I mean this is a planned 12 development that's consistent with the zoning 13 regulations that Paul indicated consistent with 14 the comprehensive plan. They are not seeking 09:10PM 15 any exceptions. 16 So I don't want to, I really don't 17 want to see us over regulated either because 18 what is good for the goose is good for the 19 gander because I don't necessarily think we are 09:11PM 20 comparing apples and apples. 21 CHAIRPERSON BUSH: I don't disagree with 22 that either. I think it is a delicate balance 23 we have to meet, but our charge, is it the best 24 subdivision for our community, all things being <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p> </p>
<p style="text-align: right;">106</p> <p>1 COMMISSIONER SCHLOSSBERG: Grading. I'm 2 very comfortable with public works, but I'll 3 back off. 4 CHAIRPERSON BUSH: Cross sections that 09:09PM 5 the Garlands suggested. 6 COMMISSIONER BURROUGHS: We asked that 7 before on other things, the cross sections, we 8 don't see them. 9 COMMISSIONER MCCAULEY: Cross sections 09:09PM 10 will -- 11 CHAIRPERSON BUSH: The issue how they 12 relate to each other -- 13 MR. EVANS: Obviously landscaping. 14 COMMISSIONER SCHLOSSBERG: You were 09:09PM 15 going to add monotony code -- 16 CHAIRPERSON BUSH: (Continuing.) -- the 17 neighbor on Glendale Court. 18 And I do agree there need to be 19 back light restrictions. I don't know what our 09:09PM 20 code provides for that. I don't know off the 21 top of my head. My only concern is, is that 22 somebody not put up a dusk-to-dawn light in the 23 back yard that's going to show in someone else's 24 yard. I think there is nothing wrong with <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p> </p>	<p style="text-align: right;">108</p> <p>1 relative, all people being reasonable. 2 COMMISSIONER SCHLOSSBERG: I want to 3 comment that I think people are reasonable and I 4 appreciate it. 09:11PM 5 CHAIRPERSON BUSH: I appreciate all the 6 comments of all the residents and the Garlands 7 and the response of developer as well. I 8 appreciate the fact that you took out a house 9 and added more detention. 09:11PM 10 So is somebody moving to table this 11 now that we have some direction? 12 MR. EVANS: Continue? 13 CHAIRPERSON BUSH: I'm sorry? 14 COMMISSIONER BURROUGHS: I would move. 09:11PM 15 COMMISSIONER SCHLOSSBERG: Second. 16 CHAIRPERSON BUSH: Now, further 17 discussion? 18 COMMISSIONER SCHLOSSBERG: Is there 19 anything else that needs to be on that list or 09:12PM 20 are we in agreement that they have to come back 21 to us? 22 CHAIRPERSON BUSH: I think the biggest 23 issue is grading. So we just, we do a voice 24 vote to continue, correct? <p style="text-align: center;">LAKE-COOK REPORTING (847) 415-2553</p> </p>

<div>109</div> <div> <div>1</div> <div>MR. EVANS: Well, we wanted to talk</div> <div>2</div> <div>about a date because we want to do a date</div> <div>3</div> <div>certain. And basically our docket I think is</div> <div>4</div> <div>open; lets see, I want to make sure -- yes, it</div> <div>09:12PM 5</div> <div>looks like our docket is open right now, but I</div> <div>6</div> <div>guess when can the developer have the plans to</div> <div>7</div> <div>turn back because the next available meeting is</div> <div>8</div> <div>April 11th. But for April 11th, we would need</div> <div>9</div> <div>information turned back the first week of April,</div> <div>09:12PM 10</div> <div>or whatever, so...</div> <div>11</div> <div>CHAIRPERSON BUSH: Can you do that?</div> <div>12</div> <div>MR. EVANS: We are talking about a</div> <div>13</div> <div>two-week time period. And again, to have the</div> <div>14</div> <div>other plan reviewed by other people for the</div> <div>09:13PM 15</div> <div>Garlands to take a look at it, and to take the</div> <div>16</div> <div>neighbors to meet and things like that.</div> <div>17</div> <div>CHAIRPERSON BUSH: We should do</div> <div>18</div> <div>April 25th.</div> <div>19</div> <div>MR. EVANS: I think would be probably</div> <div>09:13PM 20</div> <div>more reasonable.</div> <div>21</div> <div>MR. SIDDIQUI: I will get back to you</div> <div>22</div> <div>tomorrow morning.</div> <div>23</div> <div>CHAIRPERSON BUSH: We need it tonight.</div> <div>24</div> <div>MR. SIDDIQUI: April 25th?</div> <div>LAKE-COOK REPORTING</div> <div>(847) 415-2553</div> </div>	<div>111</div> <div> <div>1</div> <div>report it looks like we will be seeing some</div> <div>2</div> <div>amendments to Cook Street bus.</div> <div>3</div> <div>CHAIRPERSON BUSH: Do we have minutes to</div> <div>4</div> <div>approve?</div> <div>09:14PM 5</div> <div>MR. EVANS: Yes, you have February 28th,</div> <div>6</div> <div>which is the Picture Master.</div> <div>7</div> <div>COMMISSIONER BURROUGHS: So moved.</div> <div>8</div> <div>CHAIRPERSON BUSH: Second?</div> <div>9</div> <div>COMMISSIONER SCHLOSSBERG: Second.</div> <div>09:14PM 10</div> <div>CHAIRPERSON BUSH: All in favor --</div> <div>11</div> <div>(Chorus of ayes.)</div> <div>12</div> <div>CHAIRPERSON BUSH: Anybody opposed?</div> <div>13</div> <div>(No response.)</div> <div>14</div> <div>CHAIRPERSON BUSH: Anything you need to</div> <div>09:14PM 15</div> <div>talk to us about, the planner's report?</div> <div>16</div> <div>MR. EVANS: No, that's it.</div> <div>17</div> <div>I think I'll be noticing Cook</div> <div>18</div> <div>Street tomorrow and then the 25th we would be</div> <div>19</div> <div>back with this. We don't have anything else</div> <div>09:14PM 20</div> <div>pending at this time.</div> <div>21</div> <div>(WHEREUPON THE PROCEEDINGS</div> <div>22</div> <div>CONCLUDED.)</div> <div>23</div> <div></div> <div>24</div> <div></div> <div>LAKE-COOK REPORTING</div> <div>(847) 415-2553</div> </div>
<div>110</div> <div> <div>1</div> <div>CHAIRPERSON BUSH: I don't want to crush</div> <div>2</div> <div>your time. That would be giving away our time,</div> <div>3</div> <div>and we can't do something else, so April 25th.</div> <div>4</div> <div>COMMISSIONER SCHLOSSBERG: Do we have,</div> <div>09:13PM 5</div> <div>we want to add a pond?</div> <div>6</div> <div>MR. EVANS: Rip-rap.</div> <div>7</div> <div>CHAIRPERSON BUSH: The level.</div> <div>8</div> <div>COMMISSIONER SCHLOSSBERG: I think I</div> <div>9</div> <div>heard you guys said you can adjust that.</div> <div>09:13PM 10</div> <div>CHAIRPERSON BUSH: You will work with</div> <div>11</div> <div>the Garlands on that.</div> <div>12</div> <div>So we have a motion, a second to</div> <div>13</div> <div>the 25th, correct?</div> <div>14</div> <div>All in favor, aye.</div> <div>09:13PM 15</div> <div>(Chorus of ayes.)</div> <div>16</div> <div>CHAIRPERSON BUSH: Anybody opposed?</div> <div>17</div> <div>(No response.)</div> <div>18</div> <div>CHAIRPERSON BUSH: So we will be back on</div> <div>19</div> <div>the 25th. And we will be back in the Village</div> <div>09:14PM 20</div> <div>Hall.</div> <div>21</div> <div>MR. EVANS: Yes.</div> <div>22</div> <div>CHAIRPERSON BUSH: And do we have</div> <div>23</div> <div>anything for the 11th?</div> <div>24</div> <div>MR. EVANS: We are as far, as our plans</div> <div>LAKE-COOK REPORTING</div> <div>(847) 415-2553</div> </div>	<div>112</div> <div> <div>1</div> <div>STATE OF ILLINOIS)</div> <div>2</div> <div>)</div> <div>3</div> <div>COUNTY OF L A K E)</div> <div>4</div> <div></div> <div>5</div> <div></div> <div>6</div> <div></div> <div>7</div> <div>I, Carla P. Letellier, a Certified</div> <div>8</div> <div>Shorthand Reporter of the State of Illinois, CSR</div> <div>9</div> <div>No. 084-003315, do hereby certify that I</div> <div>10</div> <div>reported in shorthand the proceedings had in the</div> <div>11</div> <div>aforesaid matter, and that the foregoing is a</div> <div>12</div> <div>true, complete and correct transcript of the</div> <div>13</div> <div>proceedings had as appears from my stenographic</div> <div>14</div> <div>notes so taken to the best of my ability.</div> <div>15</div> <div></div> <div>16</div> <div></div> <div>17</div> <div></div> <div>18</div> <div>CERTIFIED SHORTHAND REPORTER</div> <div>19</div> <div></div> <div>20</div> <div></div> <div>21</div> <div></div> <div>22</div> <div></div> <div>23</div> <div></div> <div>24</div> <div></div> <div>LAKE-COOK REPORTING</div> <div>(847) 415-2553</div> </div>